LOT 29A
NATURES WALK PB5/202

HIERLING EDWARD J & VIRGINIA A JOINT LIVING TRUST/
5389 FLORENCE POINT DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-147L-029A-0000

BUILDING CHARACTERISTICS

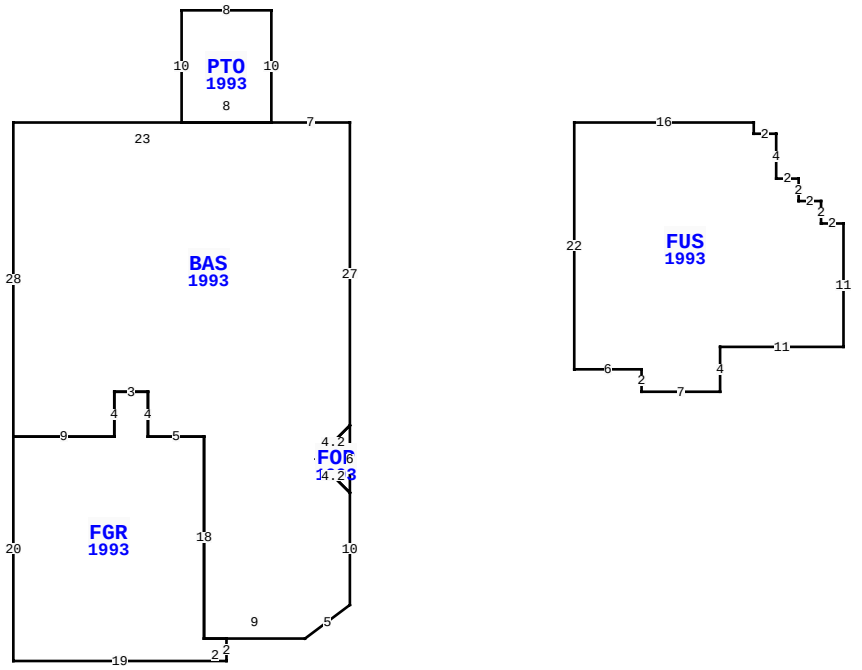
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1029.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,047	100	1993	1,047	101,239
FGR	356	55	1993	196	18,952
FOP	9	30	1993	3	290
FUS	476	100	1993	476	46,026
PTO	80	5	1993	4	387
TOTALS	1,968			1,726	166,894

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,726	109.8000	115.29	198,991	1991	1991	0	0	0	16.13	83.87

1 TOWNHOUSE 0% - 0 Heated Area: 1523 HX Base Yr



2079 NATURES BEND DR A, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	166,894
TOTAL MARKET OB/XF VALUE	2,310
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	369,204
SOH/AGL Deduction	29,528
ASSESSED VALUE	339,676
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	339,676
TOTAL JUST VALUE	369,204
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	314,337

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6564	NEW CONSTR	121,000	05/28/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2662/936	8/03/2023	WD	U	I	11	100
GRANTOR: HIERLING EDWARD J & V						
GRANTEE: HIERLING EDWARD J &						
0733/0512	7/06/1995	WD	Q	I		85,000
GRANTOR: MEDURE MATTHEW JAMES						
GRANTEE: HIERLING EDWARD J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 PTO=[YR=1993] N10 W8 S10 E8$ W23 S28
FGR=[YR=1993] S20 E19 N2 W2 N18 W5 N4 W3 S4 W9$ E9 N4 E3 S4
E5 S18 E9 U3 R4 N10 FOP=[YR=1993] N6 L3 D3 D3 R3 $ L3 U3
R3 U3 N27$ PTR= E20 FUS=[YR=1993] E16 S1 E2 S4 E2 S2 E2 S2
E2 S11 W11 S4 W7 N2 W6 N22$ W20$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	66	2,310	

LAND DESCRIPTION

TOTAL OB/XF 2,310

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0	0006	R-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS