LOT 31A
IN OR 1152/984
NATURES WALK PB 5/202

OLSON GERALD E & SHIRLEY M
2051-A NATURES BEND DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-147L-031A-0000

BUILDING CHARACTERISTICS

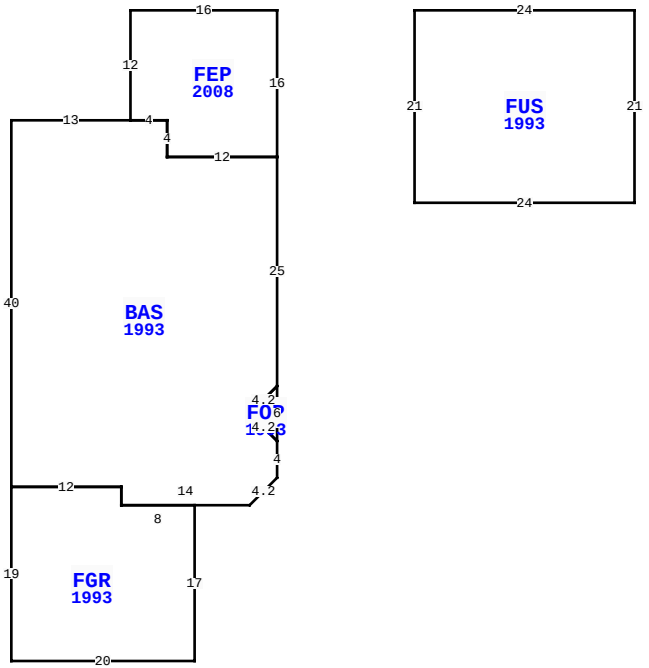
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,133	100	1993	1,133	109,484
FEP	240	80	2008	192	18,553
FGR	364	55	1993	200	19,326
FOP	9	30	1993	3	290
FUS	504	100	1993	504	48,703
TOTALS	2,250			2,032	196,355

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,032	109.9560	115.45	234,594	1990	1990	0	0	0	16.30	83.70

1 TOWNHOUSE 100% - 1991 Heated Area: 1637 HX Base Yr 1991



2051 NATURES BEND DR A, FERNANDINA BEACH

BLD DATE	03/28/2014 KK	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	196,355
TOTAL MARKET OB/XF VALUE	2,240
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	398,595
SOH/AGL Deduction	252,037
ASSESSED VALUE	146,558
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	95,147
TOTAL JUST VALUE	398,595
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	344,446

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111194	REPAIR/RRF	2,000	07/22/2011
20060089	H/AC	4,295	01/13/2006
20051894	ELEC OTHER	1,000	06/06/2005
20051822	XFOB	23,000	05/19/2005
20051543	REMODEL	1,000	04/11/2005
5854	NEW CONSTR	123,060	03/13/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1152/0984	7/10/2003	QC	Q	I	01	100
GRANTOR: OLSON GERALD E						
GRANTEE: OLSON GERALD E & SH						
0598/0385	5/29/1990	WD	Q	I		81,700
GRANTOR: TREVETT HOMES INC						
GRANTEE: OLSON GERALD EUGENE						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2008] W16 S12 BAS=[YR=1993] W13 S40 FGR=[YR=1993] S19 E20 N17 W8 N2 W12$ E12 S2 E14 R3 U3 N4 FOP=[YR=1993] N6 L3 D3 D3 R3 $ L3 U3 U3 R3 N25 W12 N4 W4$ E4 S4 E12 N16 $ PTR= E15 FUS=[YR=1993] E24 S21 W24 N21 $ W15 $.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	64	2,240	

LAND DESCRIPTION

TOTAL OB/XF 2,240

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	100	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