LOT 31B
NATURES WALK PB 5/202

DORAN-BLECK MARY LOUISE L/E/
2051 NATURES BEND DR UNIT B
FERNANDIAN BEACH, FL 32034

2026

00-00-31-147L-031B-0000

BUILDING CHARACTERISTICS

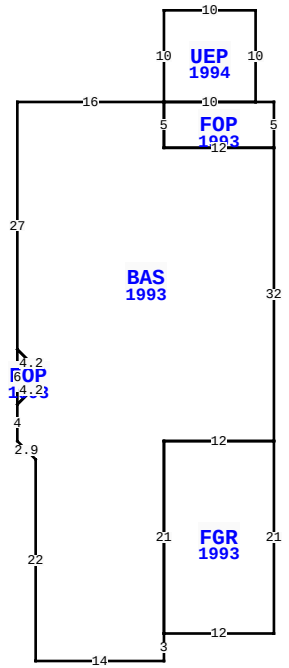
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,305	100	1993	1,305	133,517
FGR	252	55	1993	139	14,221
FOP	9	30	1993	3	307
FOP	60	30	1993	18	1,841
UEP	100	60	1994	60	6,138
TOTALS	1,726			1,525	156,025

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,525	118.3200	124.24	189,466	1990	1990	0	0	0	17.65	82.35

1 TOWNHOUSE 100% - 2019 Heated Area: 1305 HX Base Yr 2019



2051 NATURES BEND DR B, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	156,025
TOTAL MARKET OB/XF VALUE	2,552
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	358,577
SOH/AGL Deduction	146,574
ASSESSED VALUE	212,003
TOTAL EXEMPTION VALUE	WX HX HB SX 106,411
BASE TAXABLE VALUE	105,592
TOTAL JUST VALUE	358,577
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	305,008

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111173	REPAIR/RRF	4,000	07/19/2011
20101021	H/AC	4,000	06/18/2010
5854	NEW CONSTR	123,060	03/13/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2848/1578	2/17/2026	LE	U	I	11	100
GRANTOR: DORAN-BLECK MARY LOUI						
GRANTEE: STAVE ANDREA L						
2317/0424	11/05/2019	LE	U	I	11	100
GRANTOR: BLECK-DORAN THEODORE						
GRANTEE: STAVE ANDREA L & AA						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W2 UEP=[YR=1994] N10 W10 S10 E10$ W10
BAS=[YR=1993] W16 S27 FOP=[YR=1993] S6 R3 U3 L3 U3 $ R3 D3 L3 D3 S4 R2 D2 S22 E14 N3 FGR=[YR=1993] E12 N21 W12 S21 $ N21 E12 N32 W12 N5 $ S5 E12 N5 $.

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	
5	1242	WD DECK A	0	100	0	0	156.00	SF	10.00	10.00	100	2002	2002	3	20	312	

LAND DESCRIPTION

TOTAL OB/XF 2,552

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