

LOT 32B
IN OR 1723/593
NATURES WALK PB 5/202

FELSEN JONATHAN T & HEATHER B
612 W 3RD ST
ROS WELL, NM 88201

2026

00-00-31-147L-032B-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

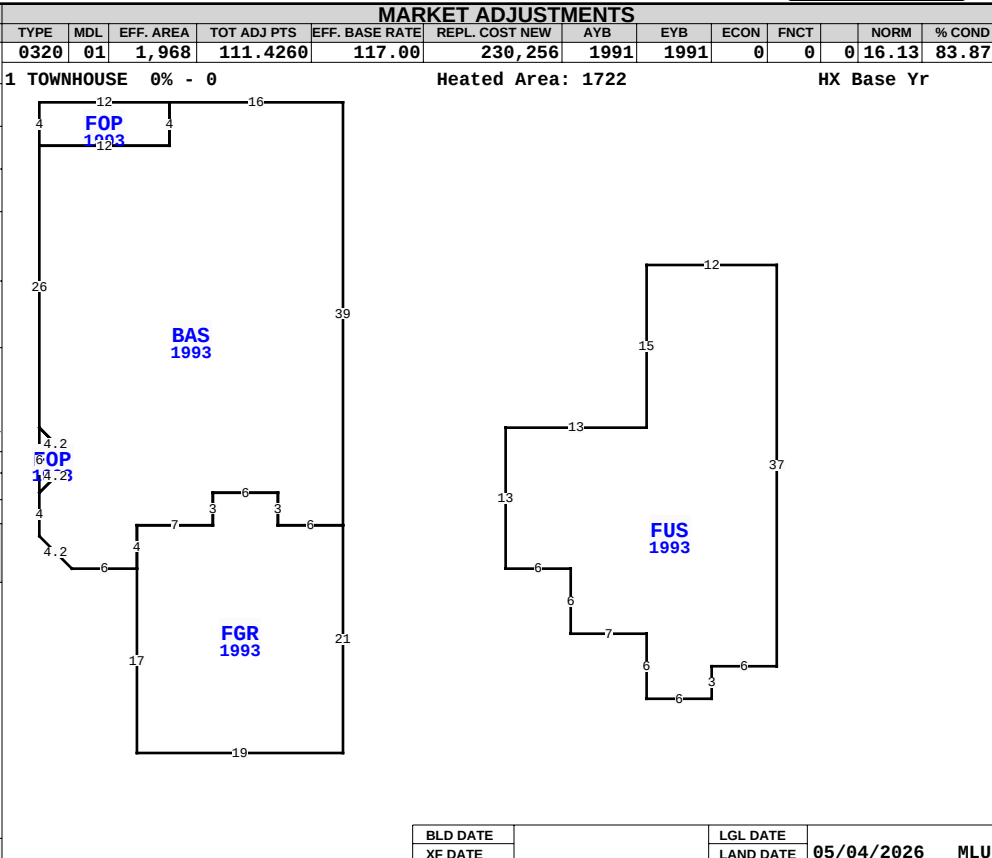
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

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	1,049	100	1993	1,049	102,936
FGR	417	55	1993	229	22,471
FOP	9	30	1993	3	294
FOP	48	30	1993	14	1,374
FUS	673	100	1993	673	66,040
TOTALS	2,196			1,968	193,116

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	2,310
4	1242	WD DECK A	0	0	0	0	767.00	SF	4.00	4.00	614
5	0755	FSP	0	0	6	12	72.00	SF	20.00	20.00	288
6	0754	FOP	0	0	5	6	30.00	SF	15.00	15.00	90
7	0820	WOOD WALK	0	0	36	3	108.00	SF	11.75	11.75	508

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	OTHER ADJUSTMENTS AND NOTES
1	000100	C	RES	0	0006	R-1	0.00	0.00	1.00	UT	



2039 NATURES BEND DR	B, FERNANDINA BEACH	05/04/2026	MLU
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TOTAL OB/XF											
3,810											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		193,116	
TOTAL MARKET OB/XF VALUE		3,810	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		396,926	
SOH/AGL Deduction		22,865	
ASSESSED VALUE		374,061	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		374,061	
TOTAL JUST VALUE		396,926	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		342,225	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1723/0593	1/20/2011	WD	U	I	11	146,000	
GRANTOR: RESIDENTIAL FUNDING C							
GRANTEE: FELSEN JONATHAN T &							
1685/0400	6/25/2010	CT	U	I	18	100	
GRANTOR: CLERK OF COURT							
GRANTEE: RESIDENTIAL FUNDING							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W16 FOP=[YR=1993] W12 S4 E12 N4\$ S4 W12 S26 FOP=[YR=1993] S6 R3 U3 L3 U3 \$ R3 D3 D3 L3 S4 D3 R3 E6 FGR=[YR=1993] S17 E19 N21 W6 N3 W6 S3 W7 S4\$ N4 E7 N3 E6 S3 E6 N39\$ PTR=E15S30 FUS=[YR=1993] S13 E6 S6E7S6E6N3E6N37W12S15W13\$ N30 W15\$.											