LOT 36B
IN OR 802/412
NATURES WALK PB 5/202

BOLDEN PAUL L
2024-B NATURES BEND DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-147L-036B-0000

BUILDING CHARACTERISTICS

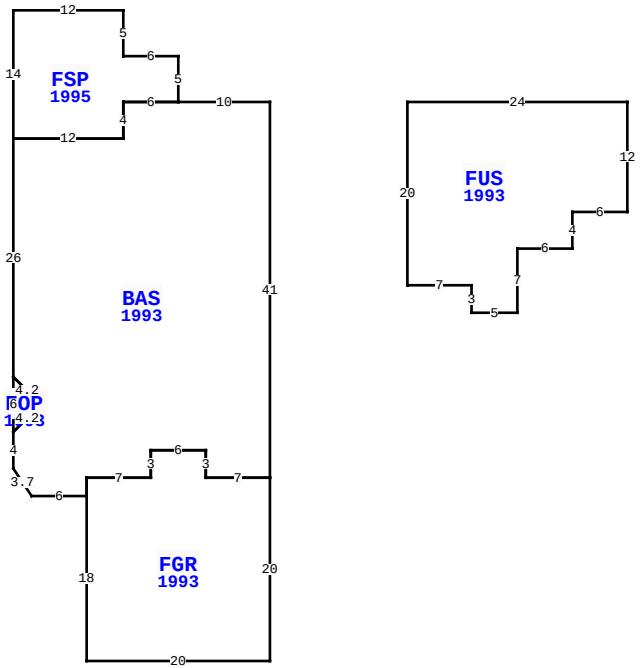
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,086	100	1993	1,086	107,086
FGR	418	55	1993	230	22,680
FOP	9	30	1993	3	296
FSP	198	40	1995	79	7,790
FUS	423	100	1993	423	41,710
TOTALS	2,134			1,821	179,561

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,821	112.4000	118.02	214,914	1990	1990	0	0	0	16.45	83.55

1 TOWNHOUSE 100% - 1998 Heated Area: 1509 HX Base Yr 1998



2024 NATURES BEND DR B, FERNANDINA BEACH

BLD DATE		LGL DATE	05/04/2026 MLU
XF DATE		LAND DATE	
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	179,561
TOTAL MARKET OB/XF VALUE	2,240
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	381,801
SOH/AGL Deduction	239,522
ASSESSED VALUE	142,279
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	90,868
TOTAL JUST VALUE	381,801
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	326,906

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120012	REPAIR/RRF	4,000	01/05/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0802/0412	8/06/1997	WD	Q	I		92,500
GRANTOR: WILSON ALBERT JE III						
GRANTEE: BOLDEN PAUL L						
0689/1442	10/06/1993	WD	Q	I		77,500
GRANTOR: SLOPER CURTIS JR & M						
GRANTEE: WILSON ALBERT III						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 FSP=[YR=1995] N5 W6 N5 W12 S14 E12 N4 E6 $ W6 S4 W12 S26 FOP=[YR=1993] S6 R3 U3 U3 L3 $ R3 D3 D3 L3 S4 D3 R2 E6 FGR=[YR=1993] S18 E20 N20 W7 N3 W6 S3 W7 S2 $ N2 E7 N3 E6 S3 E7 N41 $ PTR= E15 FUS=[YR=1993] E24 S12 W6 S4 W6 S7 W5N3 W7 N20 $ 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