LOT 40A
IN OR 2201/1369
NATURES WALK PB 5/202

PRESTON NOEL
2039 W NATURES LN A
FERNANDINA BEACH, FL 32034

2026

00-00-31-147L-040A-0000

BUILDING CHARACTERISTICS

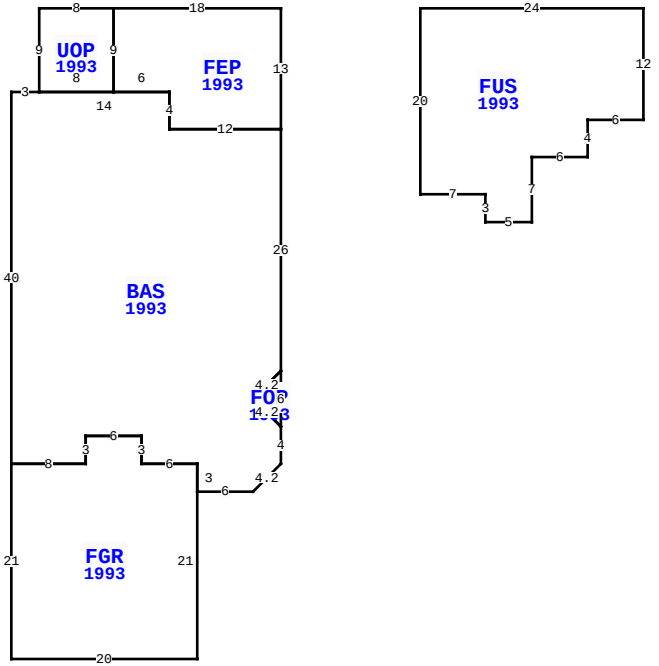
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	12	CEDAR 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	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	1,108	100	1993	1,108	108,224
FEP	210	80	1993	168	16,409
FGR	438	55	1993	241	23,540
FOP	9	30	1993	3	293
FUS	423	100	1993	423	41,317
UOP	72	20	1993	14	1,368
TOTALS	2,260			1,957	191,150

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,957	112.0140	117.61	230,163	1989	1989	0	0	0	16.95	83.05

1 TOWNHOUSE 0% - 2025 Heated Area: 1531 HX Base Yr



2039 W NATURES LN A, FERNANDINA BEACH

BLD DATE	04/21/2009 RK	LGL DATE	05/04/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	191,150
TOTAL MARKET OB/XF VALUE	3,159
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	394,309
SOH/AGL Deduction	22,123
ASSESSED VALUE	372,186
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	372,186
TOTAL JUST VALUE	394,309
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	338,351

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052496	REPAIR/RRF	4,000	08/22/2005
8456	XFOB	1,975	07/25/1994
5592	NEW CONSTR	123,060	09/19/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2201/1369	6/04/2018	WD	Q	I	01	256,000
GRANTOR: ECKMAN JUSTIN M & JES						
GRANTEE: PRESTON NOEL						
1995/0563	7/30/2015	WD	Q	I	01	199,900
GRANTOR: LONG ZACHARY THOMAS						
GRANTEE: ECKMAN JUSTIN M						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=1993] W18UOP=[YR=1993] W8 S9 BAS=[YR=1993] W3 S40 FGR=[YR=1993] S21 E20 N21 W6 N3W6 S3 W8 $ E8 N3 E6 S3 E6 S3 E6 U3 R3 N4 FOP=[YR=1993] N6 D3 L3 D3 R3 $ U3 L3 U3 R3 N26 W12 N4 W14 $ E8 N9 $ S9 E6 S4 E12 N13 $ 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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	62	2,170	
3	1243	WD DECK F	0	0	0	0	618.00	SF	8.00	8.00	100	1991	1991	3	20	989	

LAND DESCRIPTION

TOTAL OB/XF 3,159

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