LOT 40B
NATURES WALK PB 5/202

NATURES LANE LLC
379 DEERFIELD MEADOWS CIR
ST AUGUSTINE, FL 32086

2026

00-00-31-147L-040B-0000

BUILDING CHARACTERISTICS

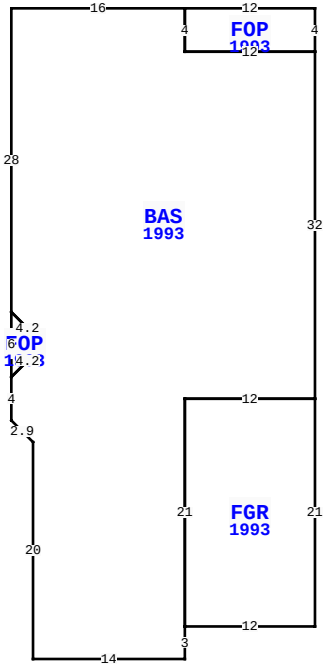
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		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	1,293	100	1993	1,293	128,594
FGR	252	55	1993	139	13,824
FOP	9	30	1993	3	299
FOP	48	30	1993	14	1,393
TOTALS	1,602			1,449	144,109

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,449	113.5680	119.25	172,793	1989	1989	0	0	0	16.60	83.40

1 TOWNHOUSE 0% - 2025 Heated Area: 1293 HX Base Yr



2039 NATURES LN B, FERNANDINA BEACH

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

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	1242	WD DECK A	0	0	0	0	400.00	SF	10.00	10.00	100	2000	2000	3	20	800	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	144,109
TOTAL MARKET OB/XF VALUE	2,970
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	347,079
SOH/AGL Deduction	25,193
ASSESSED VALUE	321,886
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	321,886
TOTAL JUST VALUE	347,079
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	292,624

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2722/1697	6/25/2024	QC	U	I	11	100
GRANTOR: BECKER LORI D						
GRANTEE: NATURES LANE LLC						
2713/123	5/20/2024	WD	Q	I	02	385,000
GRANTOR: WRIGHT LARRY C & CHER						
GRANTEE: BECKER LORI D						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W12 BAS=[YR=1993] W16 S28 FOP=[YR=1993] S6 U3 R3 U3 L3 $ D3 R3 D3 L3 S4 D2 R2 S20 E14 N3
FGR=[YR=1993] E12 N21 W12 S21$ N21 E12 N32 W12 N4$ S4 E12 N4$.

LAND DESCRIPTION

TOTAL OB/XF 2,970

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