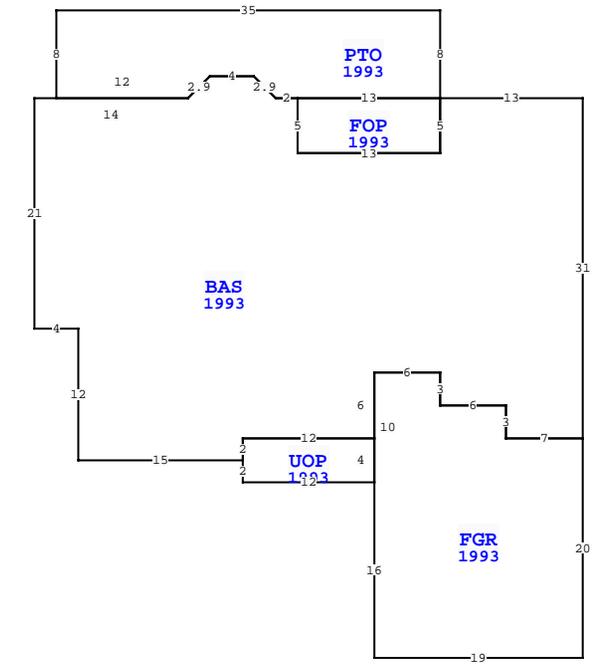


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	13	LVT/LAMMT 80	
Interior Floor	11	CLAY TILE 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	05	Quality Level 05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC		1046.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,433	100	1,433
FGR	434	55	239
FOP	65	30	20
PTO	268	5	13
UOP	48	20	10
TOTALS	2,248		1,715

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,715	123.4200	146.56	251,350	1989	1989	0	0	15.50	84.50	
1 SNGL FAM - 100% - 1999 Heated Area: 1433 HX Base Yr 1999												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			212,391
TOTAL MARKET OB/XF VALUE			5,257
TOTAL LAND VALUE - MARKET			130,000
TOTAL MARKET VALUE			347,648
SOH/AGL Deduction			210,101
ASSESSED VALUE			137,547
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			87,547
TOTAL JUST VALUE			347,648
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			352,602

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111824	REPAIR/RRF	7,835	10/11/2011
5157	NEW CONSTR	66,955	01/10/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2174/0502	1/17/2018	QC	U	I	11	100
GRANTOR: KLEINOSKY NATELIA S						
GRANTEE: BAILEY NATELIA S &						
1214/0906	3/10/2004	QC	U	I	01	100
GRANTOR: KLEINOSKY DONALD E &						
GRANTEE: BAILEY NATELIA S						

EXTRA FEATURES																
L N	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	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380	
2	0811	CONCRETE B	0	100	0	710.00	SF	5.20	5.20	100	1989	1989	3	59.5	2,197	
3	1242	WD DECK A	0	100	0	340.00	SF	10.00	10.00	100	1992	1992	3	20	680	

TOTAL OB/XF													5,257				
1525 COVENTRY LN, FERNANDINA BEACH																	
BLD DATE																	
XF DATE																	
INC DATE																	
LGL DATE																	
LAND DATE																	
AG DATE																	

BUILDING NOTES																	

BUILDING DIMENSIONS																	
BAS=[YR=1993] W13 PTO=[YR=1993] N8 W35 S8 E12 U2 R2 E4 D2 R2 E2 FOP=[YR=1993] E13 S5 W13 N5 \$ E13 \$ S5 W13 N5 W2 U2 L2 W4 D2 L2 W14 S21 E4 S12 E15 UOP=[YR=1993] S2 E12 FGR=[YR=1993] S16 E19 N20 W7 N3 W6 N3 W6 S10\$ N4 W12 S2\$ N2 E12 N6 E6 S3 E6 S3 E7 N31 \$.																	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0006		0.00	0.00	1.00	LT		1.00	1.00	1.00	130,000.00	130,000.00	130,000							