

BUILDING CHARACTERISTICS				
ELEMENT	CD CONSTRUCTION			
Exterior Wall	05 AVERAGE 100			
Roof Structur	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floo	12 HARDWOOD 100			
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	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	SUBAREA MARKET VALUE
BAS	1,228	100	1,228	153,169
FEP	60	80	48	5,987
FEP	248	80	198	24,697
FGR	477	55	262	32,680
FOP	52	30	16	1,996
FOP	88	30	26	3,243
STP	12	10	1	125
TOTALS	2,165		1,779	221,895

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,779	124.3000	147.61	262,598	1989	1989	0	0	15.50	84.50

1 SNGL FAM - 100% - 2020 Heated Area: 1228 HX Base Yr 2020

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		221,895	
TOTAL MARKET OB/XF VALUE		3,824	
TOTAL LAND VALUE - MARKET		130,000	
TOTAL MARKET VALUE		355,719	
SOH/AGL Deduction		107,780	
ASSESSED VALUE		247,939	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		197,939	
TOTAL JUST VALUE		355,719	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		362,264	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090383	REPAIR/RRF	2,500	03/26/2009
20071782	REPAIR/RRF	2,000	09/20/2007
B983778	ADDITION	10,200	05/22/1998
5616	NEW CONSTR	58,525	10/13/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2323/1164	12/06/2019	WD	Q	I	02	305,000

GRANTOR: WILKIN CYNTHIA L & DA
GRANTEE: HALPIN KIMBERLY A
1912/1546 4/11/2014 WD Q I 01 180,000
GRANTOR: BAGNAL DONNA D & RAYM
GRANTEE: WILKIN CYNTHIA L

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	0811	CONCRETE B	0	100	0	737.00	SF	5.20	5.20	100	1989	1989	3	59.5	2,280	
2	0940	SHEDS/PORT	0	100	19	228.00	SF	30.00	30.00	100	1997	1997	3	20	1,368	
3	1242	WD DECK A	0	100	10	80.00	SF	10.00	10.00	100	2003	2003	3	22	176	

TOTAL OB/XF												3,824				
1535 COVENTRY LN, FERNANDINA BEACH																
BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W13 FEP=[YR=1998] N1 STP=[YR=1998] E3 N4 W3 S4\$ N10 W24 FOP=[YR=1998] W8 S11 E8 N11\$ S11 E2 N2 E8 S2 E2 FEP=[YR=1993] S5 E12 N5 W12\$ E12\$ S5 W12 N5 W2 N2 W8 S2 W10 S30 E13 FOP=[YR=1993] S4 E13 FGR=[YR=1993] S17 E19 N21 W6 N6 W13 S10\$N4 W13\$ E13 N6 E13 S6 E6 N30\$.											

LAND DESCRIPTION												TOTAL OB/XF												3,824				
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			0.00	0.00	1.00	LT		1.00	1.00	1.00	130,000.00	130,000.00	130,000											