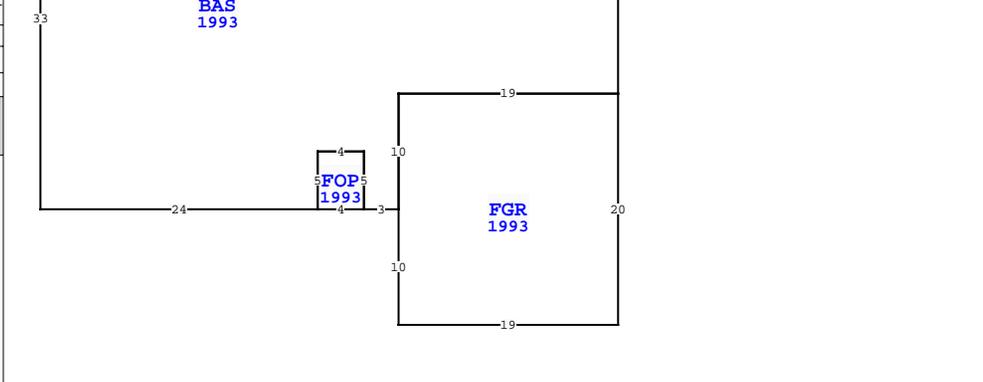


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 80
Interior Floor	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	1,689	126.0600	149.70	252,843	1987	1987	0	0	16.00	84.00		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		212,388	
TOTAL MARKET OB/XF VALUE		4,298	
TOTAL LAND VALUE - MARKET		130,000	
TOTAL MARKET VALUE		346,686	
SOH/AGL Deduction		116,738	
ASSESSED VALUE		229,948	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		179,948	
TOTAL JUST VALUE		346,686	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		351,770	



Quality				
DOR CODE	MAP NUM			
05 Quality Level 05	01			
0100 SINGLE FAMILY				
NEIGHBORHOOD/LOC 1046.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,464	100	1,464	184,095
FGR	380	55	209	26,281
FOP	20	30	6	754
PTO	195	5	10	1,257
TOTALS	2,059		1,689	212,388

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090135	REPAIR/RRF	8,200	01/30/2009
4463	NEW CONSTR	37,500	09/09/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
9999/9999	5/07/2018	CN Q	Q	I	01	285,000

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	21	3	63.00	SF	5.20	5.20	100	1987	1987	3	54.5	179	
2	0811	CONCRETE B	0 100	39	17	663.00	SF	5.20	5.20	100	1987	1987	3	54.5	1,879	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	64	2,240	

TOTAL OB/XF													
1545 COVENTRY LN, FERNANDINA BEACH													
4,298													

BUILDING NOTES													
GRANTOR: KROMIDAS KYLE R & SAR													
GRANTEE: BESTOR ERIC													
1717/1067 12/17/2010 WD Q I 02 176,000													
GRANTOR: COTHERN JEANETTE C TR													
GRANTEE: KROMIDAS KYLE R													

BUILDING DIMENSIONS													
BAS=[YR=1993] W2 N3 W8 S3 W1 PTO=[YR=1993] N13 W15 S13 E15 \$													
W39 S33 E24 FOP=[YR=1993] E4 N5 W4 S5 \$ N5 E4 S5 E3													
FGR=[YR=1993] S10 E19 N20 W19 S10 \$ N10 E19 N23 \$.													

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	130,000.00	130,000.00	130,000							