



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	07 GAMBREL 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 100
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	1,610	123.4200	146.56	235,962	1987	1995	0	0	13.25	86.75	

1 SNGL FAM - 100% - 2023 Heated Area: 1304 HX Base Yr 2023

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			204,697
TOTAL MARKET OB/XF VALUE			4,085
TOTAL LAND VALUE - MARKET			130,000
TOTAL MARKET VALUE			338,782
SOH/AGL Deduction			0
ASSESSED VALUE			338,782
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			288,782
TOTAL JUST VALUE			338,782
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			344,311

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	1,304	100	1,304	165,791
FGR	437	55	240	30,513
FOP	16	30	5	636
UOP	80	20	16	2,034
USP	150	30	45	5,721
TOTALS	1,987		1,610	204,697

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4319	NEW CONSTR	37,000	06/03/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2644/891	5/31/2023	WD Q	Q	I	01	547,500
GRANTOR: TIRRELL JOHN V & TERR						
GRANTEE: PULLAN TAYLOR ET AL						
2543/1399	2/16/2022	WD Q	Q	I	01	420,000
GRANTOR: TAYLOR CHARLES C JR &						
GRANTEE: TIRRELL JOHN V & TE						

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	19	3	27.00	SF	5.20	5.20	100	1987	1987	3	54.5	77	
2	0811	CONCRETE B	0 100	39	16	624.00	SF	5.20	5.20	100	1987	1987	3	54.5	1,768	
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	

1606 COVENTRY LN, FERNANDINA BEACH													BLD DATE	LGL DATE
													XF DATE	LAND DATE
													INC DATE	AG DATE

BUILDING NOTES												
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BUILDING DIMENSIONS												
FGR=[YR=1993] W6 BAS=[YR=1993] N22 UOP=[YR=1993] N10 W8 USP=[YR=1993] W15 S10 E15 N10 \$ S10 E8 \$W39 S8 E1 S37 E16 N11 E5 FOP=[YR=1993] E4 N4 W4 S4 \$ N4 E4 N8 E13 \$ W13 S23 E19 N23 \$.												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	130,000.00	130,000.00	130,000								