BLOCK 11 LOT 5
IN OR 2438/1750
LAKEWOOD #2 PB 5/136

SAUNDERS MEAGAN G
1546 COVENTRY LN
FERNANDINA BEACH, FL 32034

2023

00-00-31-143A-0011-0050

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	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
Quality	05	Quality Level 05

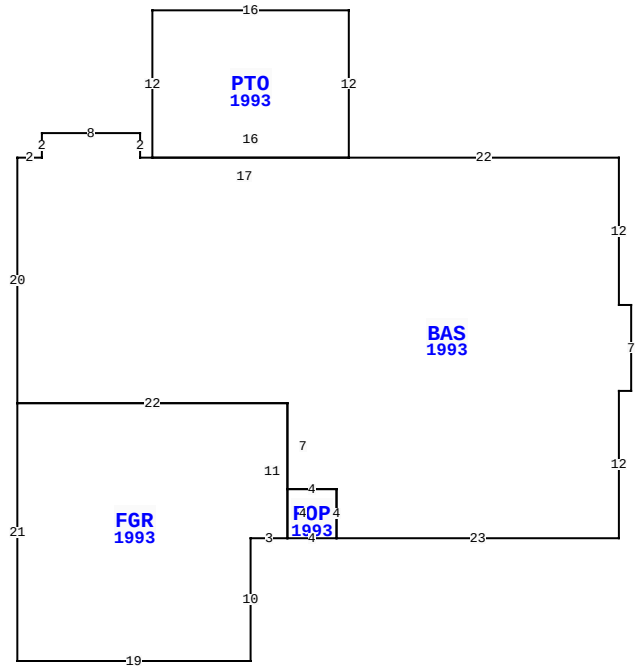
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,284	100	1,284	156,639
FGR	432	55	238	29,035
FOP	16	30	5	610
PTO	192	5	10	1,220
TOTALS	1,924		1,537	187,504

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,537	122.2980	145.23	223,219	1987	1987	0	0	0	16.00	84.00

1 SNGL FAM – 100% - 2017 Heated Area: 1284 HX Base Yr 2017



1546 COVENTRY LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		187,504
TOTAL MARKET OB/XF VALUE		1,993
TOTAL LAND VALUE - MARKET		130,000
TOTAL MARKET VALUE		319,497
SOH/AGL Deduction		129,580
ASSESSED VALUE		189,917
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		139,917
TOTAL JUST VALUE		319,497
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		324,712

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4329	NEW CONSTR	37,000	06/03/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2438/1750	1/24/2021	QC	U	I	11	100
GRANTOR: SAUNDERS MEAGAN G & O						
GRANTEE: SAUNDERS MEAGAN G						
2028/0942	2/12/2016	WD	Q	I	01	225,000
GRANTOR: PREMIER SOUTH PROPERT						
GRANTEE: GLEASON MEAGAN L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 N12 W22 PTO=[YR=1993] N12 W16 S12 E16 $ W17 N2 W8 S2 W2 S20 FGR=[YR=1993] S21 E19 N10 E3 FOP=[YR=1993] E4 N4 W4 S4 $ N11 W22 $ E22 S7 E4 S4 E23 N12 E1 N7 $.

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	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	40	16	640.00	SF	5.20	5.20	100	1987	1987	3	54.5	1,814	

LAND DESCRIPTION

TOTAL OB/XF 1,993

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	SFR	100	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	130,000.00	130,000.00	130,000							

REVIEW DATE 04/24/2019 BY DJA Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 08/02/2023 BY SYS