

BLOCK 11 LOT 6
IN OR 1532/148 & OR 1800/414
LAKEWOOD #3 PB5/193-194

KRATKY ERIN RENEE
1536 COVENTRY LANE
FERNANDINA BEACH, FL 32034

2023

00-00-31-143A-0011-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 50
Interior Floor	14	CARPET 50
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
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NEIGHBORHOOD/LOC	1046.00
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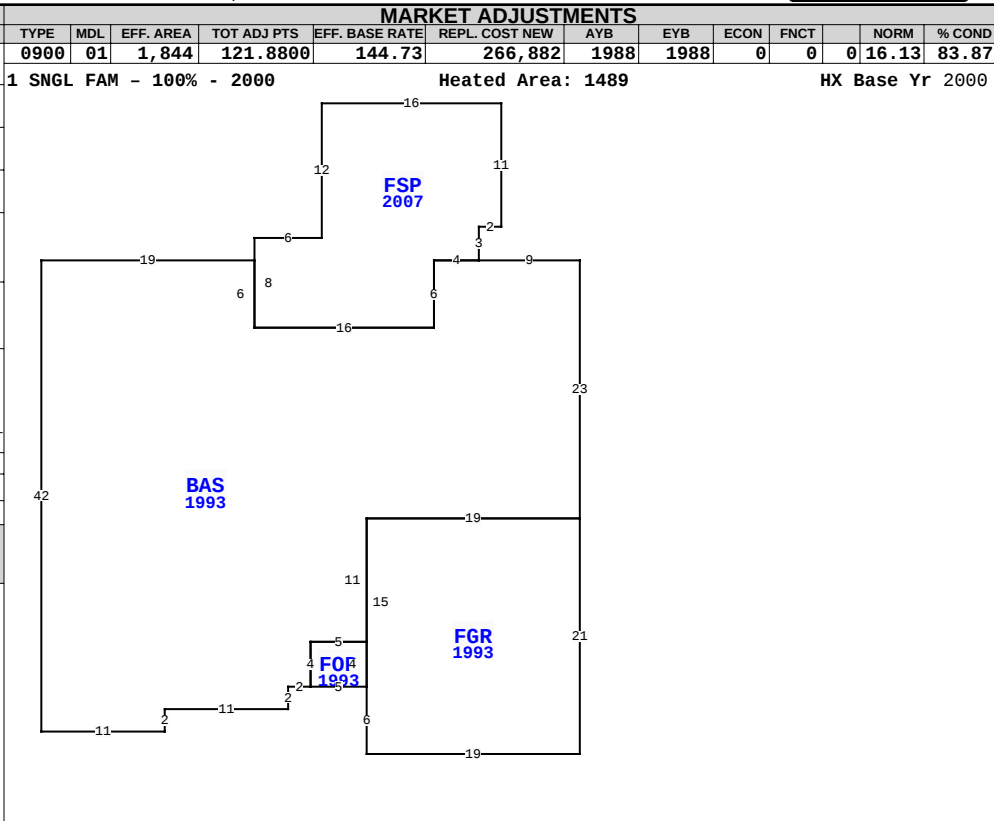
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,489	100	1,489	180,742
FGR	399	55	219	26,583
FOP	20	30	6	728
FSP	326	40	130	15,780

TOTALS	2,234		1,844	223,834
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	15	3	45.00	SF	6.50
2	0811	CONCRETE B	0	100	39	16	663.00	SF	5.20
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
5	0810	CONCRETE A	0	100	16	12	192.00	SF	6.50
6	0940	SHEDS/PORT	0	100	12	10	120.00	SF	20.10
7	1242	WD DECK A	0	100	0	0	214.00	SF	10.00
8	1242	WD DECK A	0	100	0	0	350.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100			0.00	0.00	1.00

REVIEW DATE	04/24/2019	BY	DJA
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1536 COVENTRY LN, FERNANDINA BEACH

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Total Acres: 0.00	Total Land Value: 130,000	Market: 0	Agricultural: 0
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MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,844	121.8800	144.73	266,882	1988	1988	0	0	0 16.13	83.87

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		223,834
TOTAL MARKET OB/XF VALUE		6,819
TOTAL LAND VALUE - MARKET		130,000
TOTAL MARKET VALUE		360,653
SOH/AGL Deduction		196,513
ASSESSED VALUE		164,140
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		114,140
TOTAL JUST VALUE		360,653
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		365,575

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060944	REPAIR/RRF	6,995	05/02/2006
4870	NEW CONSTR	52,255	06/01/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1800/0414	6/05/2012	QC	U	I	11	100
GRANTOR: KRATKY ERNEST HANS						
GRANTEE: KRATKY ERIN						
1532/0148	10/24/2007	QC	U	I	01	97,000
GRANTOR: KRATKY ERNEST HANS						
GRANTEE: KRATKY ERIN RENEE						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W9 FSP=[YR=2007] N3 E2 N11 W16 S12 W6 S8 E16 N6 E4\$ W4 S6 W16 N6 W19 S42 E11 N2 E11 N2 E2 FOP=[YR=1993] E5 FGR=[YR=1993] S6 E19 N21 W19 S15\$ N4 W5 S4\$ N4 E5 N11 E19 N23\$.									

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REVIEW DATE	04/24/2019	BY	DJA
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Common: 130,000	PRINTED 08/02/2023 BY SYS
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