LOT 34B
IN OR 757 PG 1174
THE VILLAGES OF MARSH LAKES PB

AHL GENE P
92016 SECRET COVE COURT
FERNANDINA BEACH, FL 32034

2023

37-2N-28-227V-034B-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

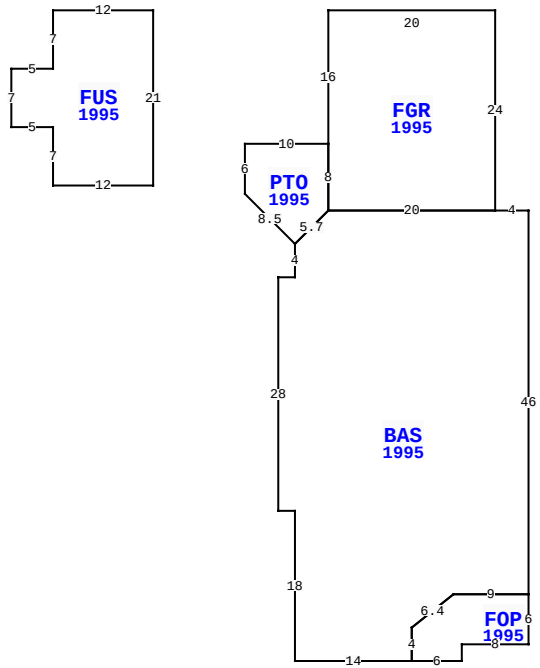
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4015.0100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,458	100	1,458	140,239
FGR	480	55	264	25,393
FOP	86	30	26	2,501
FUS	287	100	287	27,606
PTO	94	5	5	481
TOTALS	2,405		2,040	196,219

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,040	110.0540	104.55	213,282	1995	2005	0	0	0	8.00	92.00

1 TOWNHOUSE – 100% - 1997 Heated Area: 1745 HX Base Yr 1997



92016 SECRET COVE CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		196,219
TOTAL MARKET OB/XF VALUE		2,022
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		283,241
SOH/AGL Deduction		149,089
ASSESSED VALUE		134,152
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		79,152
TOTAL JUST VALUE		283,241
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,257

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9501621	NEW CONSTR	69,202	01/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0757/1174	4/22/1996	WD	Q	I		115,000
GRANTOR: TREVETT HOMES INC						
GRANTEE: AHL GENE P & BARBAR						
0723/1507	2/10/1995	WD	U	V	09	40,000
GRANTOR: K T FERNANDINA JOINT						
GRANTEE: TREVETT HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W4 FGR=[YR=1995] N24 W20 S16 PTO=[YR=1995] W10 S6 D6 R6 U4 R4 N8$ S8 E20$ W20 D4 L4 S4 W2 S28 E2 S18 E14 FOP=[YR=1995] E6 N2 E8 N6 W9 D4 L5 S4$ N4 U4 R5 E9 N46$ PTR= N24 W45 FUS=[YR=1995] W12 S7 W5 S7 E5 S7 E12 N21$ E45 S24$.

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	0	0	540.00	SF	5.20	5.20	100	1995	1995	3	72	2,022	

LAND DESCRIPTION

TOTAL OB/XF 2,022

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		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 04/07/2020 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS