LOT 44B
IN OR 2017/1165
THE VILLAGE @ MARSH LAKES

LEE RICHARD D/LONGOBARDO SHERYL
91011 TEAL CT
FERNANDINA BEACH, FL 32034

2023

37-2N-28-227V-044B-0000

BUILDING CHARACTERISTICS

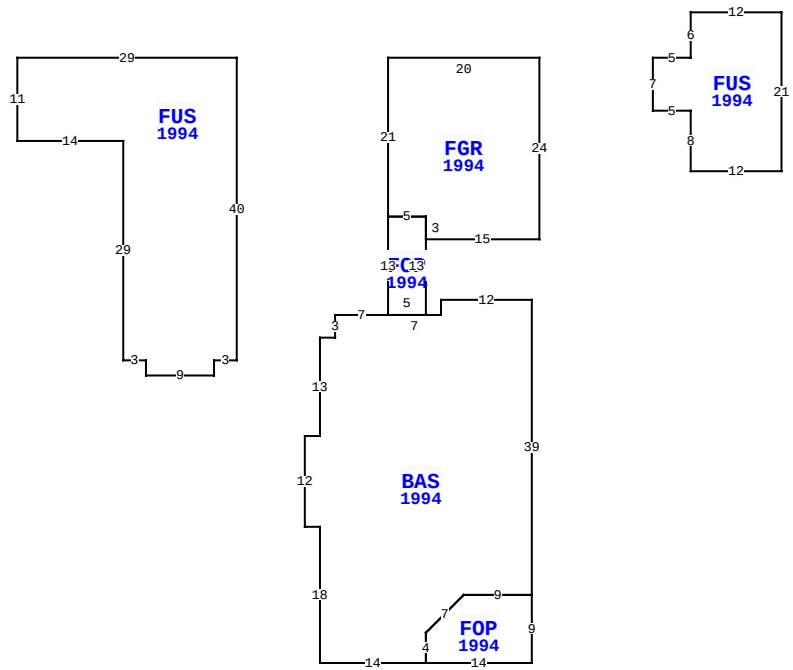
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,217	100	1,217	106,069
FGR	465	55	256	22,312
FOP	65	30	20	1,743
FOP	114	30	34	2,964
FUS	287	100	287	25,013
FUS	772	100	772	67,284
TOTALS	2,920		2,586	225,384

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,586	106.3680	101.05	261,315	1994	1994	0	0	0	13.75	86.25

1 TOWNHOUSE - 100% - 2017 Heated Area: 2276 HX Base Yr 2017



91011 TEAL CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		225,384
TOTAL MARKET OB/XF VALUE		4,515
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		314,899
SOH/AGL Deduction		158,566
ASSESSED VALUE		156,333
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		106,333
TOTAL JUST VALUE		314,899
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		289,333

PERMIT NUM	DESCRIPTION	AMT	ISSUED
V00067	REMODEL	8,000	01/01/2000
94-00770	NEW CONSTR	82,308	02/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2017/1165	12/08/2015	WD	Q	I	01	182,000
GRANTOR: MACPHERSON JAMES W &						
GRANTEE: LEE RICHARD D & SHE						
1330/0768	7/01/2005	WD	Q	I		254,000
GRANTOR: CERTAIN KRISTIN K & E						
GRANTEE: MACPHERSON JAMES W						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1994] W20 S21 FOP=[YR=1994] S13 BAS=[YR=1994] W7 S3 W2 S13 W2 S12 E2 S18 E14 FOP=[YR=1994] E14 N9 W9 D5 L5 S4$ N4 R5 U5 E9 N39 W12 S2 W7 $ E5 N13 W5 $ E5 S3 E15 N24 $ PTR= E15 FUS=[YR=1994] E5 N6 E12 S21 W12 N8 W5 N7 $ W15 $ PTR= W40 FUS=[YR=1994] W29 S11 E14 S29 E3 S2 E9 N2 E3 N40 $ E40 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	77	2,695	
2	0810	CONCRETE A	0	100	0	0	304.00	SF	6.50	6.50	100	1994	1994	3	70	1,383	
3	0810	CONCRETE A	0	100	32	3	96.00	SF	6.50	6.50	100	1994	1994	3	70	437	

LAND DESCRIPTION

TOTAL OB/XF 4,515

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 10/17/2018 BY DJX Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS