LOT 15
IN OR 2010/607
BEACHWAY @ NASSAU LAKE #1B

FREY LIVING TRUST/FREY EDWARD M TRUSTEE
96036 INLET COVE CT
FERNANDINA BEACH, FL 32034

2024

27-2N-28-014B-0015-0000

BUILDING CHARACTERISTICS

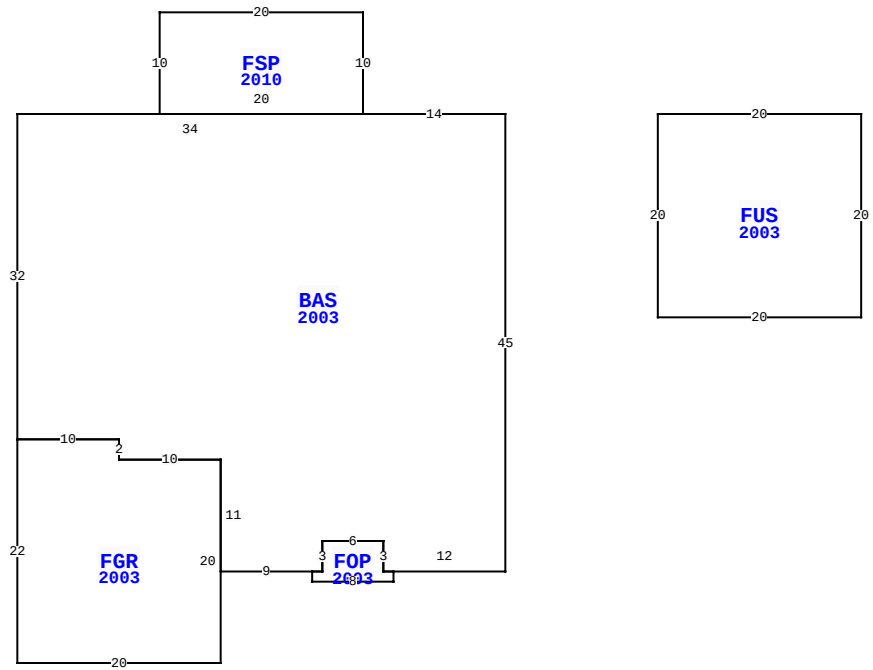
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	4057.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,902	100	1,902	239,310
FGR	420	55	231	29,065
FOP	26	30	8	1,006
FSP	200	40	80	10,066
FUS	400	100	400	50,328
TOTALS	2,948		2,621	329,774

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,621	111.8400	139.80	366,416	2003	2003	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2012 Heated Area: 2302 HX Base Yr 2012



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

96036 INLET COVE CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		329,774
TOTAL MARKET OB/XF VALUE		6,558
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		411,332
SOH/AGL Deduction		222,960
ASSESSED VALUE		188,372
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		133,372
TOTAL JUST VALUE		411,332
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		396,770

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2102980	ROOF	0	03/11/2021
B0210483	NEW CONSTR	169,847	11/20/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2010/0607	10/21/2015	WD	U	I	11	100
GRANTOR: FREY EDWARD M & JEAN						
GRANTEE: FREY LIVING TRUST						
1737/0965	4/13/2011	WD	Q	I	01	179,000
GRANTOR: PAEK WOON HAK & JUNG						
GRANTEE: FREY EDWARD M & JEA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W14 FSP=[YR=2010] N10 W20 S10 E20 $ W34 S32
FGR=[YR=2003] S22 E20 N20 W10 N2 W10 $ E10 S2 E10 S11 E9
FOP=[YR=2003] S1 E8 N1 W1 N3W6 S3 W1 $ E1 N3 E6 S3 E12 N45$
PTR= E15 FUS=[YR=2003] E20 S20 W20 N20 $ W15 $.

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	775.00	SF	5.20	5.20	100	2003	2003	3	83	3,345	
2	0471	VINYL FNC	0	100	0	0	124.00	LF	32.00	32.00	100	2005	2005	3	66	2,619	
3	0470	VNYL GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2005	2005	3	66	594	

LAND DESCRIPTION

TOTAL OB/XF 6,558

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 01/11/2023 BY DJA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS