

LOT 39A  
THE VILLAGE @ MARSH LAKES  
PB 5/355

LEWIS VICKI L  
92015 SECRET COVE COURT  
FERNANDINA BEACH, FL 32034

2024

37-2N-28-227V-039A-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 31 | HARDIE BRD 100 |
| Roof Structure           | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 14 | CARPET 80      |
| Interior Floor           | 08 | SHT VINYL 20   |
| 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 04 Quality Level 04  
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       | 1,252            | 100         | 1,252        | 118,533              |
| FGR       | 448              | 55          | 246          | 23,290               |
| FOP       | 64               | 30          | 19           | 1,799                |
| FOP       | 124              | 30          | 37           | 3,503                |
| FUS       | 772              | 100         | 772          | 73,089               |
| PTO       | 117              | 5           | 6            | 568                  |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 2,777 |  | 2,332 | 220,782 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |         |    |   |        |    |       |                |           |         |
|----------------|------------|-------------|---------|----|---|--------|----|-------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W | UNITS  | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0810       | CONCRETE A  | 0 100   | 32 | 3 | 96.00  | SF | 6.50  | 6.50           | 100       | 1997    |
| 2              | 0810       | CONCRETE A  | 0 100   | 0  | 0 | 414.00 | SF | 6.50  | 6.50           | 100       | 1997    |
| 3              | 0810       | CONCRETE A  | 0 100   | 39 | 3 | 117.00 | SF | 6.50  | 6.50           | 100       | 1997    |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |      |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T  |
| 1                | 000100   | C   | SFR                  | 100 |     | PUD      | 0.00  | 0.00  | 1.00        | LT        | 1.00 |

| MARKET ADJUSTMENTS                                                  |     |           |             |                |                |      |      |      |      |       |        |
|---------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE                                                                | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 0320                                                                | 01  | 2,332     | 114.2190    | 108.51         | 253,045        | 1997 | 1997 | 0    | 0    | 12.75 | 87.25  |
| 1 TOWNHOUSE - 100% - 2020 Heated Area: 2024 HX Base Yr 2020         |     |           |             |                |                |      |      |      |      |       |        |
|                                                                     |     |           |             |                |                |      |      |      |      |       |        |
| 92015 SECRET COVE CT, FERNANDINA BEACH                              |     |           |             |                |                |      |      |      |      |       |        |
| BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 03/19/2024 MLU |     |           |             |                |                |      |      |      |      |       |        |

| NASSAU COUNTY PROPERTY    |  |  |             |
|---------------------------|--|--|-------------|
| VALUATION SUMMARY         |  |  | PAGE 1 of 1 |
| VALUATION BY              |  |  | STANDARD    |
| Tax Group: 7              |  |  | Tax Dist:   |
| BUILDING MARKET VALUE     |  |  | 220,782     |
| TOTAL MARKET OB/XF VALUE  |  |  | 2,975       |
| TOTAL LAND VALUE - MARKET |  |  | 100,000     |
| TOTAL MARKET VALUE        |  |  | 323,757     |
| SOH/AGL Deduction         |  |  | 100,499     |
| ASSESSED VALUE            |  |  | 223,258     |
| TOTAL EXEMPTION VALUE     |  |  | 50,000      |
| BASE TAXABLE VALUE        |  |  | 173,258     |
| TOTAL JUST VALUE          |  |  | 323,757     |
| NCON VALUE                |  |  | 0           |
| INCOME VALUE              |  |  |             |
| PREVIOUS YEAR MKT VALUE   |  |  | 299,524     |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 963411     | NEW CONSTR  | 77,717 | 10/01/1996 |

| SALES DATA                     |           |           |     |     |        |            |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2293/0654                      | 7/25/2019 | WD        | Q   | I   | 01     | 284,000    |
| GRANTOR: NEWMAN DALE & DANIEL  |           |           |     |     |        |            |
| GRANTEE: LEWIS VICKI L         |           |           |     |     |        |            |
| 2028/0072                      | 2/10/2016 | WD        | Q   | I   | 02     | 230,000    |
| GRANTOR: COOPER LORETTA H TRUS |           |           |     |     |        |            |
| GRANTEE: NEWMAN DALE & DANIE   |           |           |     |     |        |            |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                                               |  |  |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| FGR=[YR=1997] W1 N7 W20 S22 E15 FOP=[YR=1997] S2<br>PTO=[YR=1997] W13 S9 E13 N9 \$ S14 BAS=[YR=1997] W3 N2 W12 S39<br>FOP=[YR=1997] S9 E15 N6 W3 N2 W2 N1 W10 \$ E10 S1 E2 S2 E3 S6<br>E14 N18 E2 N12 W2 N13 W2 N3 W12 \$ E4 N16 W4 \$ E5 N7 E1 N8 \$<br>PTR= E15 FUS=[YR=1997] E29 S11 W14 S29 W3 S2 W9 N2 W3 N40 \$<br>W15 \$ . |  |  |  |  |  |  |  |  |  |  |  |

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