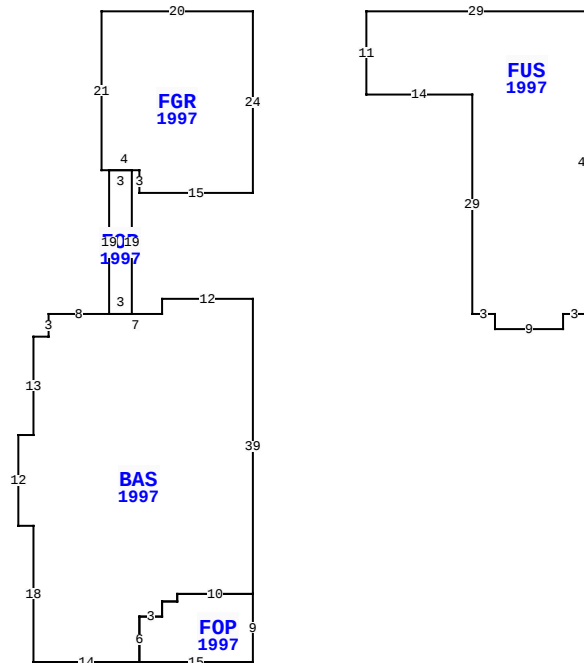


LECKIE ROBERT L EST
92013 SECRET COVE COURT
FERNANDINA BEACH, FL 32034

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

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY													
Exterior Wall	31	HARDIE BRD	100	0320	01	2,334	114.2190	108.51	253,262	1997	1997	0	0	12.75	87.25	7													
Roof Structur	08	IRREGULAR	100	1 TOWNHOUSE - 0% - 2024										Heated Area: 2024					HX Base Yr										
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	465	55	256	24,237																									
FOP	57	30	17	1,610																									
FOP	124	30	37	3,503																									
FUS	772	100	772	73,089																									
TOTALS		2,670	2,334	220,971																									
EXTRA FEATURES					92013 SECRET COVE CT, FERNANDINA BEACH																								
L N	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	0810	CONCRETE A	0	0	32	3	96.00	SF	6.50	6.50	100	1997	1997	3	73	456													
2	0810	CONCRETE A	0	0	0	0	270.00	SF	6.50	6.50	100	1997	1997	3	73	1,281													
3	1076	TRELLIS A	0	0	8	10	80.00	SF	7.50	7.50	100	1998	1998	3	21	126													
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	77	2,695													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000												
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS																													