LOT 40B
THE VILLAGE @ MARSH LAKES
PB 5/355

CROSBY GARY A & RACHEL MARIE
91012 TEAL COURT
FERNANDINA BEACH, FL 32034

2024

37-2N-28-227V-040B-0000

BUILDING CHARACTERISTICS

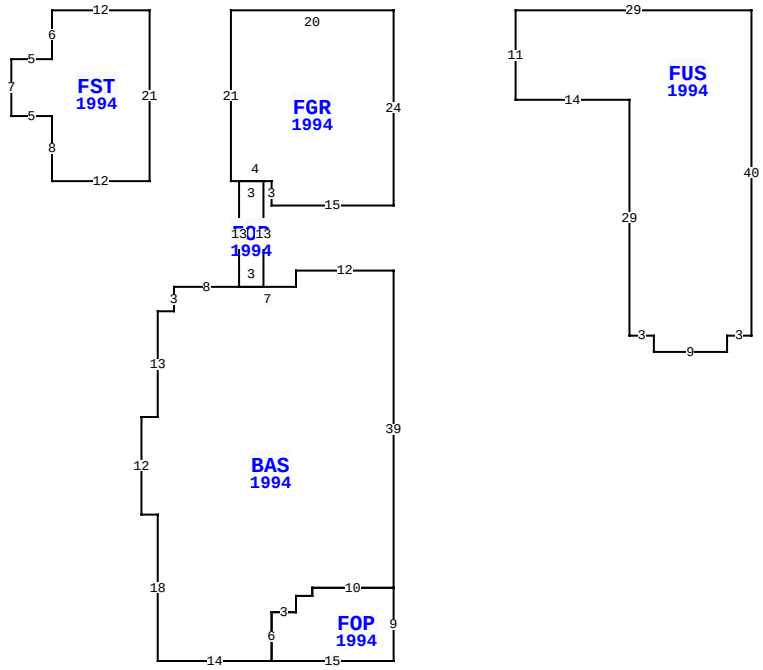
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	114,112
FGR	465	55	256	23,333
FOP	39	30	12	1,093
FOP	124	30	37	3,373
FST	287	55	158	14,401
FUS	772	100	772	70,363
TOTALS	2,939		2,487	226,674

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,487	111.8880	106.29	264,343	1994	1994	0	0	0	14.25	85.75

1 TOWNHOUSE - 100% - 2020 Heated Area: 2024 HX Base Yr 2020



91012 TEAL CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/19/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		226,674
TOTAL MARKET OB/XF VALUE		5,632
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		332,306
SOH/AGL Deduction		151,604
ASSESSED VALUE		180,702
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		130,702
TOTAL JUST VALUE		332,306
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,876

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-01021	NEW CONSTR	84,453	02/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2295/1488	7/24/2019	WD	Q	I	01	280,000
GRANTOR: SEIDEL EUGENIA NGO &						
GRANTEE: CROSBY GARY ANDREW						
1490/1091	4/05/2007	WD	Q	I		274,900
GRANTOR: KOURIE MICHAEL N & JA						
GRANTEE: SEIDEL EUGENIA NGO						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1994] W20 S21 E1 FOP=[YR=1994] S13 BAS=[YR=1994] W8 S3 W2 S13 W2 S12 E2 S18 E14 FOP=[YR=1994] E15 N9 W10 S1 W2 S2 W3 S6 $ N6 E3 N2 E2 N1 E10 N39 W12 S2 W7 $ E3 N13 W3 $ E4 S3 E15 N24 $ PTR= E15 FUS=[YR=1994] E29 S40 W3 S2 W9 N2 W3 N29 W14 N11 $ W15 $ PTR= W30 FST=[YR=1994] W12 S6 W5 S7 E5 S8 E12 N21 $ E30 $.

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	76	2,660	
2	0810	CONCRETE A	0	100	0	0	288.00	SF	6.50	6.50	100	1994	1994	3	68	1,273	
3	0810	CONCRETE A	0	100	30	3	90.00	SF	6.50	6.50	100	1994	1994	3	68	398	
4	0810	CONCRETE A	0	100	0	0	197.00	SF	6.50	6.50	100	1996	1996	3	72	922	
5	0810	CONCRETE A	0	100	27	3	81.00	SF	6.50	6.50	100	1996	1996	3	72	379	

LAND DESCRIPTION

TOTAL OB/XF 5,632

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	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