LOT 41A
THE VILLAGES OF MARSH LAKES
PB 5/355

BYRD GAIL F & HOWARD R
91024 TEAL CT
FERNANDINA BEACH, FL 32034

2024

37-2N-28-227V-041A-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

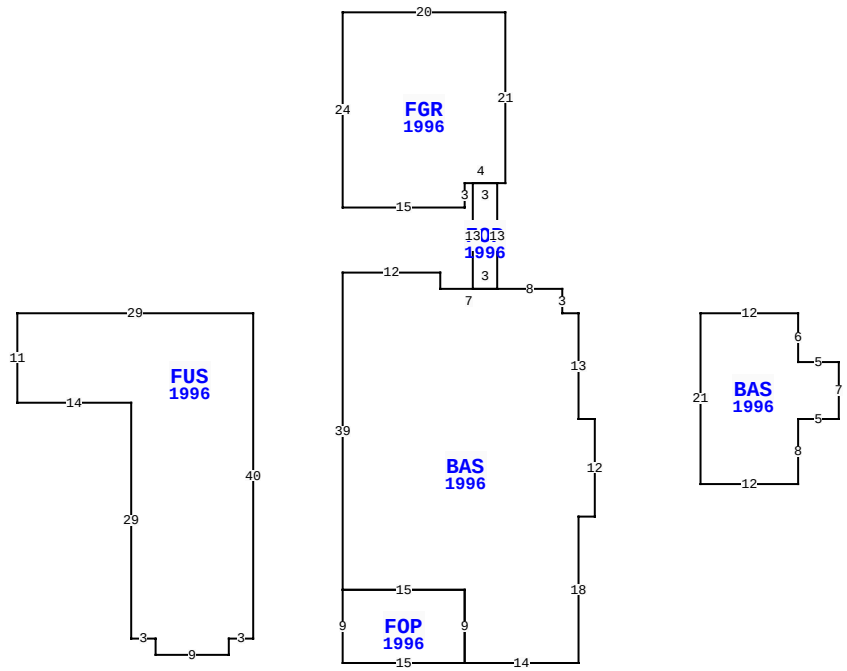
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	287	100	287	26,463
BAS	1,241	100	1,241	114,428
FGR	465	55	256	23,605
FOP	39	30	12	1,106
FOP	135	30	40	3,689
FUS	772	100	772	71,184
TOTALS	2,939		2,608	240,474

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,608	111.8880	106.29	277,204	1996	1996	0	0	0	13.25	86.75

1 TOWNHOUSE - 0% - 2024 Heated Area: 2300 HX Base Yr



91024 TEAL CT, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 7	Tax Dist:
BUILDING MARKET VALUE	240,474
TOTAL MARKET OB/XF VALUE	4,595
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	345,069
SOH/AGL Deduction	0
ASSESSED VALUE	345,069
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	345,069
TOTAL JUST VALUE	345,069
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	310,557

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2711/469	5/10/2024	WD	Q	I	01	540,000
GRANTOR: DAVIES JULIE M LVG TR						
GRANTEE: BYRD GAIL F & HOWAR						
1929/0655	7/21/2014	QC	U	I	11	100
GRANTOR: DAVIES JULIE M						
GRANTEE: DAVIES JULIE M TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996;ORIG=0,0] W2 N3 W8 W7 N2 W12 S39 E15 S9 E14 N18 E2 N12 W2 N13 $
FUS=[YR=1996;ORIG=-40,0] W29 S11 E14 S29 E3 S2 E9 N2 E3 N40 $
FGR=[YR=1996;ORIG=-10,-16] E1 N21 W20 S24 E15 N3 E4 $
BAS=[YR=1996;ORIG=15,0] E12 S6 E5 S7 W5 S8 W12 N21 $
FOP=[YR=1996;ORIG=-29,34] S9 E15 N9 W15 $
FOP=[YR=1996;ORIG=-10,-3] N13 W3 S13 E3 $
PTR=[ORIG=0,0] E15 W15 $
PTR=[ORIG=0,0] W40 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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	79	2,765	
2	0810	CONCRETE A	0	0	0	0	391.00	SF	6.50	6.50	100	1996	1996	3	72	1,830	

LAND DESCRIPTION

TOTAL OB/XF 4,595

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	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