LOT 41B
IN OR 2464/266
THE VILLAGE @ MARSH LAKES

BROWDER CHRISTOPHER & NATALIE
91026 TEAL CT
FERNANDINA BEACH, FL 32034

2024

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

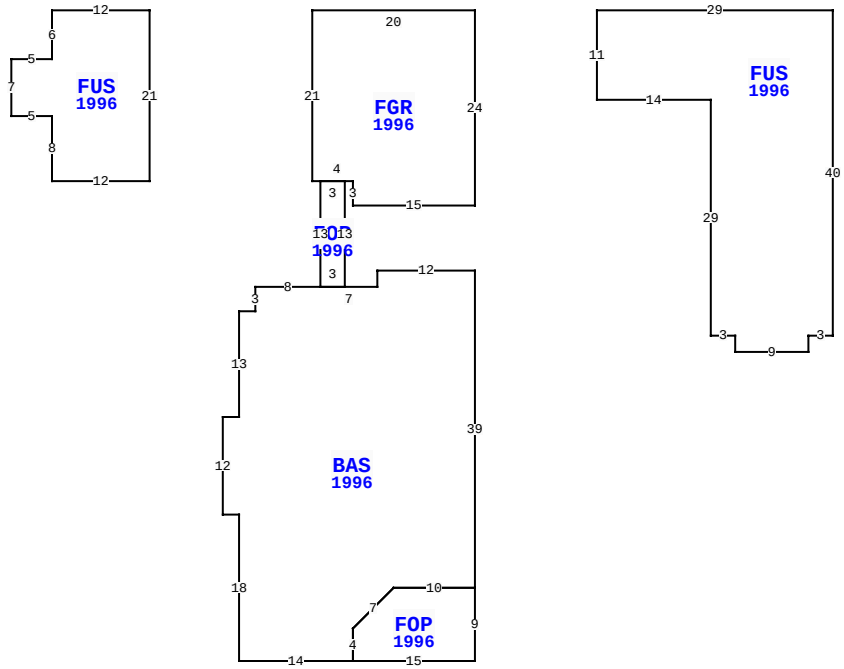
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	1,254	100	1,254	127,537
FGR	465	55	256	26,036
FOP	39	30	12	1,220
FOP	123	30	37	3,763
FUS	287	100	287	29,189
FUS	772	100	772	78,516
TOTALS	2,940		2,618	266,263

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,618	115.1136	109.36	286,304	1996	2008	0	0	0	7.00	93.00

1 TOWNHOUSE – 100% - 2022 Heated Area: 2313 HX Base Yr 2022



91026 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		266,263
TOTAL MARKET OB/XF VALUE		2,410
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		368,673
SOH/AGL Deduction		30,854
ASSESSED VALUE		337,819
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		287,819
TOTAL JUST VALUE		368,673
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		342,386

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1702695	REPAIR/RRF	6,000	04/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2474/1253	5/24/2021	WD	U	I	11	100
GRANTOR: DILIBERTO BRYAN & HEA						
GRANTEE: BROWDER CHRISTOPHER						
2464/0266	5/24/2021	WD	Q	I	01	405,000
GRANTOR: DILIBERTO BRYAN & HEA						
GRANTEE: BROWDER CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1996] W20 S21 E1 FOP=[YR=1996] S13 BAS=[YR=1996] W8 S3 W2 S13 W2 S12 E2 S18 E14 FOP=[YR=1996] E15 N9 W10 L5 D5 S4$ N4 R5 U5 E10 N39 W12 S2 W7 $ E3 N13 W3 $ E4 S3 E15 N24 $ PTR= E15 FUS=[YR=1996] E29 S40 W3 S2 W9 N2 W3N29 W14 N11 $ W15 $ PTR= W40 FUS=[YR=1996] W12 S6 W5 S7 E5 S8 E12N21 $ 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	0810	CONCRETE A	0	100	0	0	515.00	SF	6.50	6.50	100	1996	1996	3	72	2,410	

LAND DESCRIPTION

TOTAL OB/XF 2,410

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