LOT 42B
THE VILLAGE @ MARSH LAKES
PB 5/355

JAMES PAMELA L &/EDGE HEATHER L
91032 TEAL COURT
FERNANDINA BEACH, FL 32034

2024

37-2N-28-227V-042B-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

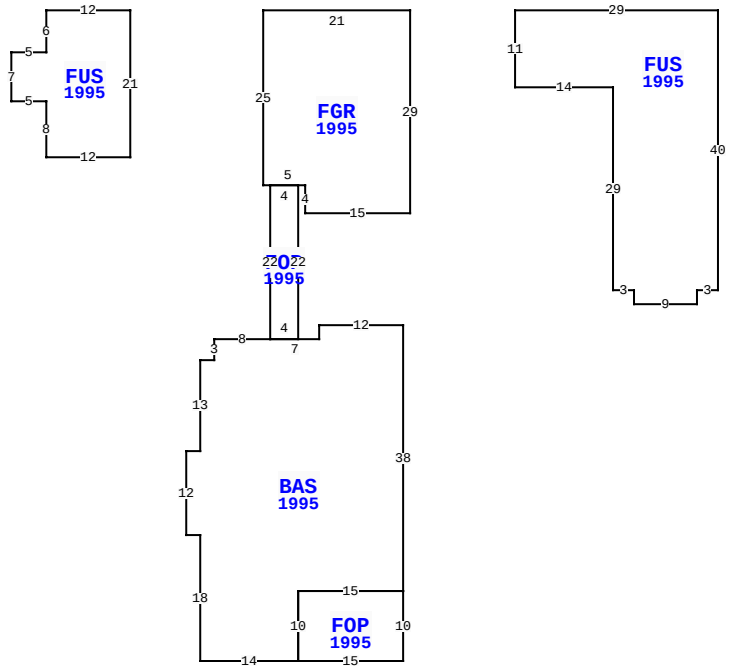
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	1,226	100	1,226	121,388
FGR	585	55	322	31,882
FOP	88	30	26	2,574
FOP	150	30	45	4,455
FUS	287	100	287	28,416
FUS	772	100	772	76,437
TOTALS	3,108		2,678	265,154

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,678	113.9040	108.21	289,786	1995	2005	0	0	0	8.50	91.50

1 TOWNHOUSE - 100% - 2023 Heated Area: 2285 HX Base Yr 2023



91032 TEAL CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		265,154
TOTAL MARKET OB/XF VALUE		5,693
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		470,847
SOH/AGL Deduction		253,855
ASSESSED VALUE		216,992
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		166,992
TOTAL JUST VALUE		470,847
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		353,263

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94 1300	NEW CONSTR	6,369	10/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2590/1481	9/15/2022	WD	Q	I	01	535,000
GRANTOR: SPERRY CAROLYN						
GRANTEE: JAMES PAMELA L & HE						
0724/1233	2/28/1995	WD	Q	I		143,900
GRANTOR: TREVETT HOMES INC						
GRANTEE: SPERRY ROBERT V & C						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1995] W21 S25 E1 FOP=[YR=1995] S22 BAS=[YR=1995] W8 S3 W2 S13 W2 S12 E2 S18 E14 FOP=[YR=1995] E15 N10 W15 S10 $ N10 E15 N38 W12 S2 W7 $ E4 N22 W4 $ E5 S4 E15 N29 $ PTR= E15 FUS=[YR=1995] E29 S40 W3 S2 W9 N2 W3 N29 W14 N11 $ W15 $ PTR= W40 FUS=[YR=1995] W12 S6 W5 S7 E5 S8 E12 N21 $ 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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	77	2,695	
2	0811	CONCRETE B	0	100	0	0	663.00	SF	5.20	5.20	100	1995	1995	3	70	2,413	
3	0855	CONC PAVER	0	100	39	2	78.00	SF	10.00	10.00	100	1998	1998	3	75	585	

LAND DESCRIPTION

TOTAL OB/XF 5,693

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	200,000.00	200,000.00	200,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS