

LEE RICHARD D/LONGBARDO SHERYL
91011 TEAL CT
FERNANDINA BEACH, FL 32034

37-2N-28-227V-044B-0000

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall
Roof Structur

3108

HARDIE BRD 100
IRREGULAR 100

RooF Cover
Interior Wall
Interior Floo
Interior Floo
Air Condition
Heating Type

030514130304

COMP SHNGL 100
DRYWALL 100
CARPET 60
LVT/LAMNT 40
CENTRAL 100
AIR DUCTED 100

Bedrooms
Bathrooms
Frame

3 100
2.5 100
WOOD FRAME 100

Stories
Units
Occupancy

2. 2. 100
0 100
NONE 100

Quality

04

Quality Level 04

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA04

NEIGHBORHOOD/LOC

4015.0100

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,2171001,217110,724

FGR4655525623,291

FOP6530201,820

FOP11430343,093

FUS28710028726,112

FUS77210077270,237

TOTALS

2,920

2,586

235,277

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100199419943762,660

30810CONCRETE A010032396.00SF6.506.5010019941994368424

40855CONC PAVER010000543.00SF10.0010.00100202420221005,430

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSTUNITYPED TDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR100PUD0.000.001.00LT1.001.001.00100,000.00100,000.00100,000

REVIEW DATE02/29/2024BYNWA

Total Acres: 0.00Total Land Value: 100,000Market: 0Agricultural: 0Common: 100,000

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0320012,586111.6864106.10274,375199419940014.2585.75

1 TOWNHOUSE - 100% - 2017Heated Area: 2276HX Base Yr 2017

BLD DATEXF DATEINC DATE

03/19/2024MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 7Tax Dist:

BUILDING MARKET VALUE235,277

TOTAL MARKET OB/XF VALUE8,514

TOTAL LAND VALUE - MARKET100,000

TOTAL MARKET VALUE343,791

SOH/AGL Deduction178,025

ASSESSED VALUE165,766

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE115,766

TOTAL JUST VALUE343,791

NCON VALUE5,430

INCOME VALUE

PREVIOUS YEAR MKT VALUE314,899

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

2017/116512/08/2015WDQI01182,000

GRANTOR: MACPHERSON JAMES W &

GRANTEE: LEE RICHARD D & SHE

1330/07687/01/2005WDQI01254,000

GRANTOR: CERTAIN KRISTIN K & E

GRANTEE: MACPHERSON JAMES W

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1994] W20 S21 FOP=[YR=1994] S13 BAS=[YR=1994] W7 S3 W2 S13 W2 S12 E2 S18 E14 FOP=[YR=1994] E14 N9 W9 D5 L5 S4\$ N4 R5 U5 E9 N39 W12 S2 W7 \$ E5 N13 W5 \$ E5 S3 E15 N24 \$ PTR= E15 FUS=[YR=1994] E5 N6 E12 S21 W12 N8 W5 N7 \$ W15 \$ PTR= W40 FUS=[YR=1994] W29 S11 E14 S29 E3 S2 E9 N2 E3 N40 \$ E40 \$.