LOT 46B
THE VILLAGE @ MARSH LAKES
PB 5/355

TOWNSEND THOMAS E & SHARON L L/E/
90028 EAGLE COVE COURT
FERNANDINA BEACH, FL 32034-6852

2024

37-2N-28-227V-046B-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

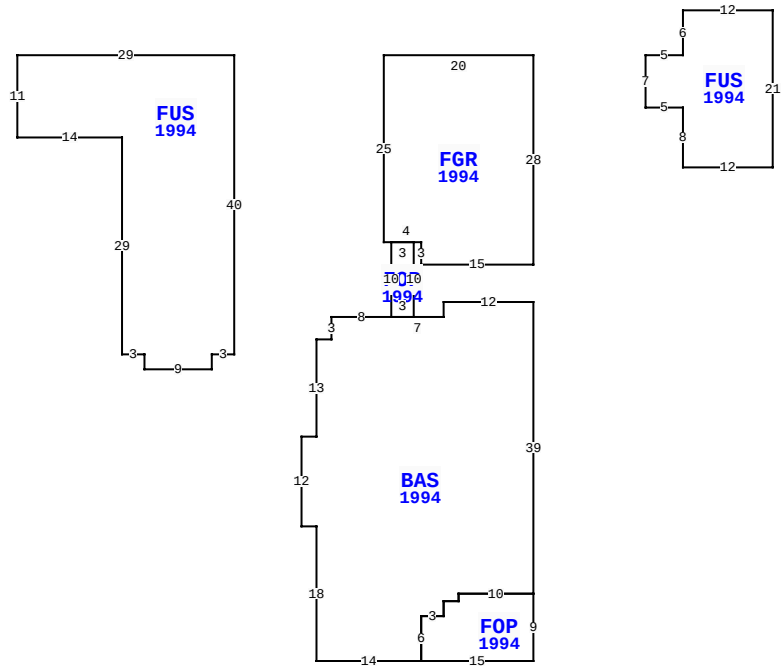
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	107,950
FGR	545	55	300	25,866
FOP	30	30	9	776
FOP	124	30	37	3,190
FUS	287	100	287	24,746
FUS	772	100	772	66,563
TOTALS	3,010		2,657	229,091

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,657	105.8400	100.55	267,161	1994	1994	0	0	0	14.25	85.75

1 TOWNHOUSE - 100% - 2021 Heated Area: 2311 HX Base Yr



90028 EAGLE COVE 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		229,091
TOTAL MARKET OB/XF VALUE		1,180
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		430,271
SOH/AGL Deduction		116,867
ASSESSED VALUE		313,404
TOTAL EXEMPTION VALUE	13	313,404
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		430,271
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		314,164

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-00982	NEW CONSTR	84,953	04/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2437/1014	2/22/2021	LE	U	I	11	100
GRANTOR: TOWNSEND THOMAS E & S						
GRANTEE: TOWNSEND EUGENE JR						
0711/1902	8/23/1994	WD	Q	I		139,000
GRANTOR: TREVETT HOMES INC						
GRANTEE: TOWNSEND THOMAS E &						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1994] W20 S25 E1 FOP=[YR=1994] S10 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 N10 W3 $ E4 S3 E15 N28 $ 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 $.

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	186.00	SF	6.50	6.50	100	1994	1994	3	68	822	
2	0810	CONCRETE A	0	100	27	3	81.00	SF	6.50	6.50	100	1994	1994	3	68	358	

LAND DESCRIPTION

TOTAL OB/XF 1,180

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		RS-1	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