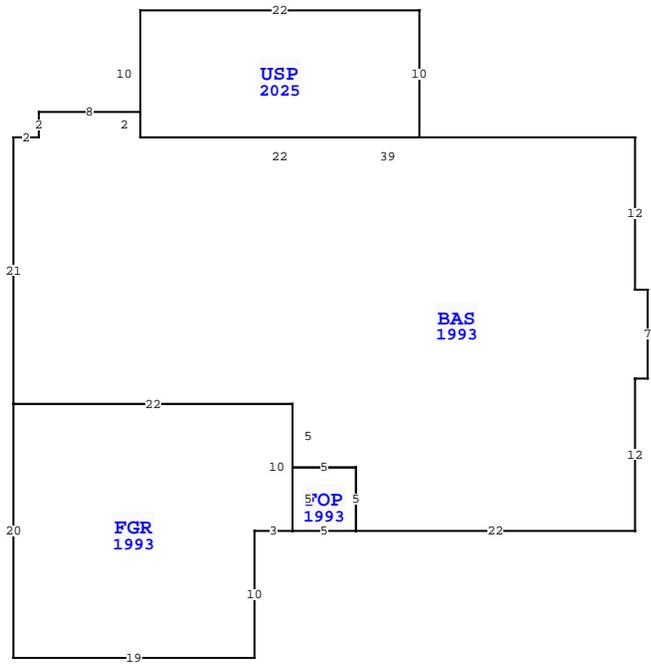


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100
Quality	06 Quality Level 06
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 01

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SNGL FAM	- 100%	- 2025		Heated Area: 1297					HX Base Yr 2025	



NASSAU COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY	Tax Group: 2	STANDARD
BUILDING MARKET VALUE	Tax Dist:	232,498
TOTAL MARKET OB/XF VALUE		7,838
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		420,336
SOH/AGL Deduction		0
ASSESSED VALUE		420,336
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		369,614
TOTAL JUST VALUE		420,336
NCON VALUE		9,608
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		385,645

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,297	100	1993	1,297	188,823
FGR	410	55	1993	226	32,902
FOP	25	30	1993	8	1,164
USP	220	30	2025	66	9,609
TOTALS	1,952			1,597	232,498

BLD DATE		LGL DATE	05/01/2025	MLU
XF DATE		LAND DATE		
INC DATE		AG DATE		

L N	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	0811	CONCRETE B	0	100	38	16	679.00	SF	5.20	5.20	100	1987	1987	3	49.5	1,748	
2	0811	CONCRETE B	0	100	21	3	63.00	SF	5.20	5.20	100	1987	1987	3	49.5	162	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	60	2,100	
4	0811	CONCRETE B	0	100	0	0	609.00	SF	5.20	5.20	100	2004	2004	3	83	2,628	
5	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00	30.00	100	2012	2012	3	50	1,200	

1565 COVENTRY LN, FERNANDINA BEACH												BLD DATE		LGL DATE	05/01/2025	MLU
												XF DATE		LAND DATE		
												INC DATE		AG DATE		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0403	22X10 SC ENC	7,500	07/24/2024
20120490	SHED 8X10	0	03/26/2012
20111686	REMODEL	4,000	09/23/2011
20101499	H/AC	4,000	09/01/2010
20090752	REPAIR/RRF	4,000	06/15/2009
B021668	ADDITION	24,000	09/25/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2696/1403	2/28/2024	WD	Q	I	01	452,500
GRANTOR: COX DOUGLAS PERRY						
GRANTEE: BEACH MONDELL L III						
2696/1401	2/19/2024	FJ	U	I	11	0
GRANTOR: MARTIN MARTHA JEAN ES						
GRANTEE: COX DOUGLAS PERRY						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993;ORIG=0,0] W1 N12 W39 N2 W8 S2 W2 S21 E22 S5 E5 S5 E22 N12 E1 N7 \$	
FGR=[YR=1993;ORIG=-50,9] S20 E19 N10 E3 N10 W22 \$	
USP=[YR=2025;ORIG=-40,-12] N10 E22 S10 W22 \$	
FOP=[YR=1993;ORIG=-28,19] E5 N5 W5 S5 \$	

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							