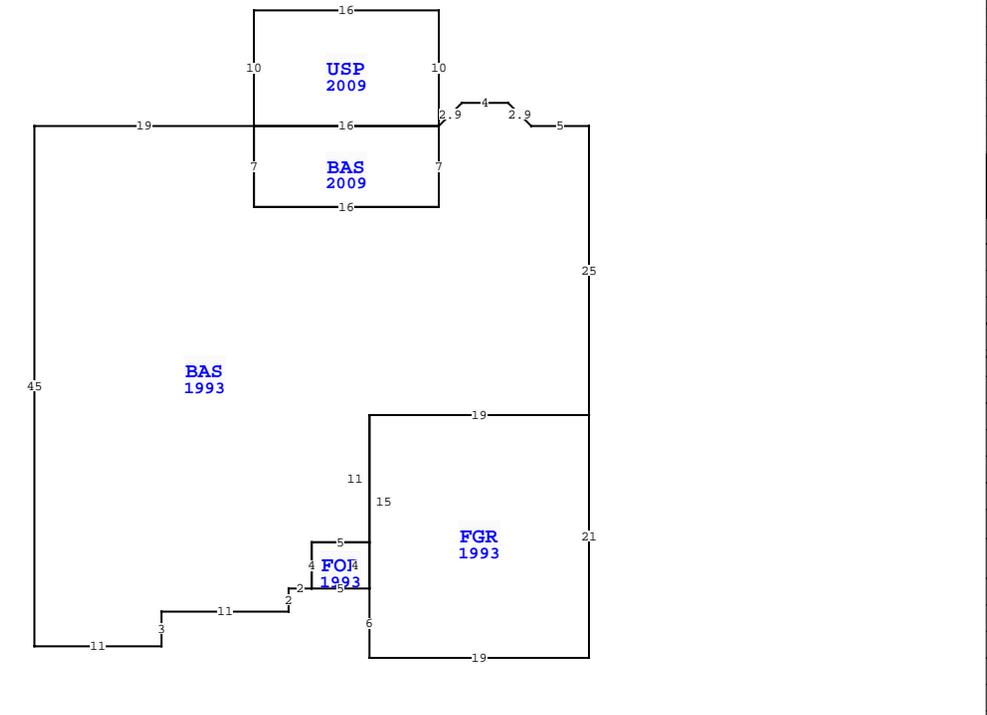


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	12	CEDAR 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		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	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,977	121.4906	160.37	317,051	1987	1987	0	0	17.10	82.90



Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1046.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,592	100
BAS	112	100
FGR	399	55
FOP	20	30
USP	160	30
TOTALS	2,283	

1566 COVENTRY LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		262,835	
TOTAL MARKET OB/XF VALUE		3,814	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		446,649	
SOH/AGL Deduction		270,604	
ASSESSED VALUE		176,045	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		125,323	
TOTAL JUST VALUE		446,649	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		417,961	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4407	NEW CONSTR	40,000	06/24/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0954/1641	10/20/2000	WD	Q	I		137,900
GRANTOR: COCKRELL JOSEPH W & L						
GRANTEE: STEWART CAMERON B &						
0752/1097	2/27/1996	WD	Q	I		90,000
GRANTOR: BARRETT CHARLES E JR						
GRANTEE: COCKRELL JOSEPH W &						

EXTRA FEATURES																
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	39	16	SF	5.20	5.20	100	1987	1987	3	49.5	1,606	
2	0811	CONCRETE B	0	100	14	3	SF	5.20	5.20	100	1987	1987	3	49.5	108	
3	0500	FP-PRE FAB	0	100	0	0	UT	3,500.00	3,500.00	100	1987	1987	3	60	2,100	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=1993] W5 U2 L2 W4 L2 D2 USP=[YR=2009] N10 W16 S10 E16 \$ BAS=[YR=2009] W16 S7 E16 N07\$ S07 W16 N7 W19S45 E11 N3 E11 N2 E2 FOP=[YR=1993] E5 FGR=[YR=1993] S6 E19 N21 W19 S15 \$ N4 W5 S4 \$ N4 E5 N11 E19 N25\$.			

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	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							