BLOCK 11 LOT 5
IN OR 2438/1750
LAKEWOOD #2 PB 5/136

SAUNDERS MEAGAN G
1546 COVENTRY LN
FERNANDINA BEACH, FL 32034

2025

00-00-31-143A-0011-0050

NASSAU COUNTY PROPERTY

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 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
Quality	06	Quality Level 06

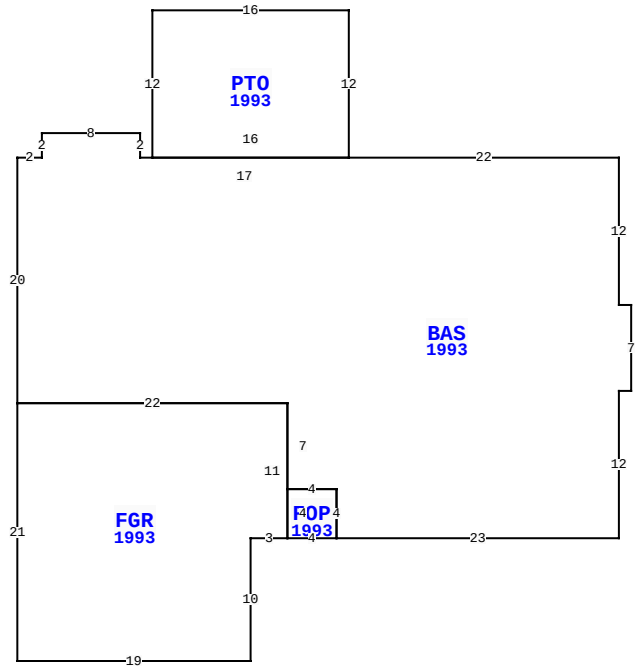
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,284	100	1993	1,284	180,945
FGR	432	55	1993	238	33,539
FOP	16	30	1993	5	705
PTO	192	5	1993	10	1,409
TOTALS	1,924			1,537	216,598

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,537	127.8570	168.77	259,399	1987	1987	0	0	0	16.50	83.50

1 SNGL FAM – 100% - 2017 Heated Area: 1284 HX Base Yr 2017



1546 COVENTRY LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		216,598
TOTAL MARKET OB/XF VALUE		1,809
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		398,407
SOH/AGL Deduction		197,119
ASSESSED VALUE		201,288
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		150,566
TOTAL JUST VALUE		398,407
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		373,681

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4329	NEW CONSTR	37,000	06/03/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2438/1750	1/24/2021	QC	U	I	11	100
GRANTOR: SAUNDERS MEAGAN G & O						
GRANTEE: SAUNDERS MEAGAN G						
2028/0942	2/12/2016	WD	Q	I	01	225,000
GRANTOR: PREMIER SOUTH PROPERT						
GRANTEE: GLEASON MEAGAN L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 N12 W22 PTO=[YR=1993] N12 W16 S12 E16 $ W17 N2 W8 S2 W2 S20 FGR=[YR=1993] S21 E19 N10 E3 FOP=[YR=1993] E4 N4 W4 S4 $ N11 W22 $ E22 S7 E4 S4 E23 N12 E1 N7 $.

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	0811	CONCRETE B	0	100	21	3	63.00	SF	5.20	5.20	100	1987	1987	3	49.5	162	
2	0811	CONCRETE B	0	100	40	16	640.00	SF	5.20	5.20	100	1987	1987	3	49.5	1,647	

LAND DESCRIPTION

TOTAL OB/XF 1,809

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	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							

REVIEW DATE 04/24/2019 BY DJA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS