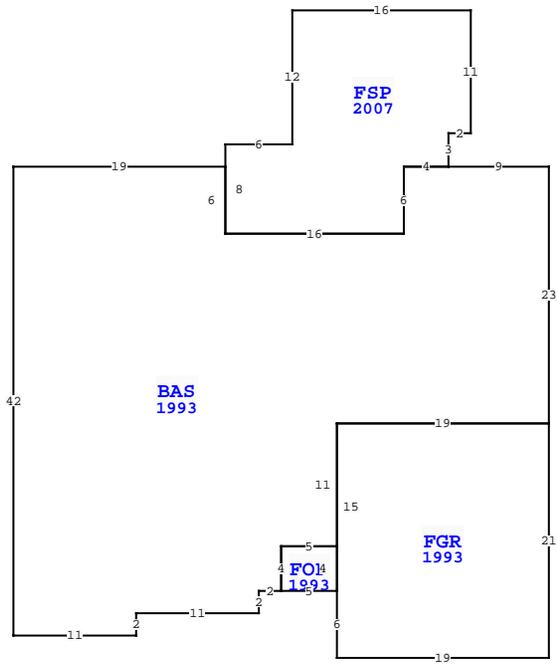


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	12	CEDAR 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	13	LVT/LAMNT 50	
Interior Floor	14	CARPET 50	
Air Condition	03	CENTRAL 100	
Heating 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
BAS	1,489	100	1993
FGR	399	55	1993
FOP	20	30	1993
FSP	326	40	2007
TOTALS	2,234		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,844	127.4200	168.19	310,142	1988	1988		0	0	16.78	83.22
1 SNGL FAM - 100% - 2000 Heated Area: 1489 HX Base Yr 2000												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			258,100
TOTAL MARKET OB/XF VALUE			6,374
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			444,474
SOH/AGL Deduction			270,507
ASSESSED VALUE			173,967
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			123,245
TOTAL JUST VALUE			444,474
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			416,288

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060944	REPAIR/RRF	6,995	05/02/2006
4870	NEW CONSTR	52,255	06/01/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1800/0414	6/05/2012	QC	U	I	11	100
GRANTOR: KRATKY ERNEST HANS						
GRANTEE: KRATKY ERIN						
1532/0148	10/24/2007	QC	Q	I	01	97,000
GRANTOR: KRATKY ERNEST HANS						
GRANTEE: KRATKY ERIN RENEE						

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	0810	CONCRETE A	0	100	15	3	45.00	SF	6.50	6.50	100	1988	1988	3	52	152				
2	0811	CONCRETE B	0	100	39	16	663.00	SF	5.20	5.20	100	1988	1988	3	52	1,793				
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	62	2,170				
4	0810	CONCRETE A	0	100	16	12	192.00	SF	6.50	6.50	100	1988	1988	3	52	649				
5	0940	SHEDS/PORT	0	100	12	10	120.00	SF	20.10	20.10	100	1998	1998	3	20	482				
6	1242	WD DECK A	0	100	0	0	214.00	SF	10.00	10.00	100	2002	2002	3	20	428				
7	1242	WD DECK A	0	100	0	0	350.00	SF	10.00	10.00	100	2002	2002	3	20	700				
TOTALS													2,234		1,844	258,100				

1536 COVENTRY LN, FERNANDINA BEACH

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

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=1993] W9 FSP=[YR=2007] N3 E2 N11 W16 S12 W6 S8 E16 N6 E4\$ W4 S6 W16 N6 W19 S42 E11 N2 E11 N2 E2 FOP=[YR=1993] E5 FGR=[YR=1993] S6 E19 N21 W19 S15\$ N4 W5 S4\$ N4 E5 N11 E19 N23\$.												

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								