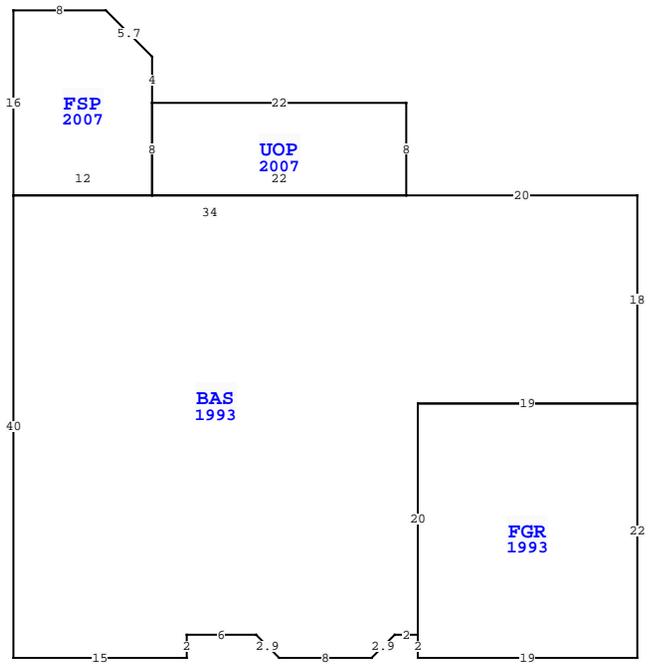


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	70
Exterior Wall	12	CEDAR	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMNT	60
Interior Floor	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	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	1,722	100	1993
FGR	418	55	1993
FSP	184	40	2007
UOP	176	20	2007
TOTALS	2,500		
		2,061	297,383

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,061	131.0701	173.01	356,574	1988	1988	0	0	16.60	83.40
1 SNGL FAM - 100% - 2023 Heated Area: 1722 HX Base Yr 2023											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			297,383
TOTAL MARKET OB/XF VALUE			16,580
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			493,963
SOH/AGL Deduction			64,322
ASSESSED VALUE			429,641
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			378,919
TOTAL JUST VALUE			493,963
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			462,413

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100702	REPAIR/RRF	5,000	04/29/2010
20051533	REPAIR/RRF	6,000	04/08/2005
4980	NEW CONSTR	75,600	08/22/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1746/0494	6/30/2011	WD Q	Q	I	02	229,000
GRANTOR: FLANK MICHAEL L &						
GRANTEE: ALBRECHT HELMUT J &						
1689/1073	4/22/2010	WD U	U	I	11	100
GRANTOR: BANK NATIONAL TRUST C						
GRANTEE: FLANK MICHAEL L & J						

EXTRA FEATURES															BLD DATE		LGL 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	INC DATE	LAND DATE	AG DATE					
1	0810	CONCRETE A	0 100	56	3	168.00	SF	6.50	6.50	100	1988	1988	3	52	568									
2	0811	CONCRETE B	0 100	0	0	510.00	SF	5.20	5.20	100	1988	1988	3	52	1,379									
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	0866	POOL FIBER	0 100	0	0	476.00	SF	72.00	72.00	100	1988	1988	3	20	6,854									
5	0845	KOOL DECK	0 100	0	0	755.00	SF	7.25	7.25	100	1988	1988	3	52	2,846									
6	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2002	2002	3	20	400									
7	0810	CONCRETE A	0 100	0	0	216.00	SF	6.50	6.50	100	2011	2011	3	91	1,278									
8	0940	SHEDS/PORT	0 100	10	12	120.00	SF	20.10	20.10	100	2011	2011	3	45	1,085									
TOTALS															16,580									

BUILDING NOTES									
1506 COVENTRY LN, FERNANDINA BEACH									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
05/01/2025 MLU									

BUILDING DIMENSIONS									
BAS=[YR=1993] W20 UOP=[YR=2007] N8 W22 FSP=[YR=2007] N4 U4 L4 W8 S16 E12 N8\$ S8 E22\$ W34 S40 E15 N2 E6 R2 D2 E8 U2 R2 E2 FGR=[YR=1993] S2 E19 N22 W19 S20\$ N20 E19 N18\$.									

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							