

FREY LIVING TRUST/FREY EDWARD M TRUSTEE
96036 INLET COVE CT
FERNANDINA BEACH, FL 32034

27-2N-28-014B-0015-0000



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur

1603WD FR STUC 100
GABLE/HIP 100

Roof Cover
Interior Wall

0305COMP SHNGL 100
DRYWALL 100

Interior Floo
Interior Floo

1114CLAY TILE 50
CARPET 50

Air Condition
Heating Type

0304CENTRAL 100
AIR DUCTED 100

Bedrooms
Bathrooms
Frame

4 100
3 100
02 WOOD FRAME 100

Stories
Units
Occupancy

2.
2. 100
0 100
00 NONE 100

Quality

03 Quality Level 03

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA04

NEIGHBORHOOD/LOC

4057.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ SUBAREA MARKET VALUE

1,90210020031,902251,309
42055200323130,522
2630200381,057
2004020108010,570
400100200340052,852

TOTALS

2,9482,621346,310

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10811CONCRETE B010000775.00SF5.205.20100200320033823,305
20471VINYL FNC010000124.00LF32.0032.00100200520053642,540
30470VNYL GATE0100003.00UT300.00300.0010020052005364576

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

1000100CRES100PUD0.000.001.00LT1.001.001.0085,000.0085,000.0085,000

REVIEW DATE

01/11/2023BY DJATotal Acres: 0.00Total Land Value: 85,000Market: 0Agricultural: 0Common: 85,000PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900012,621111.8400147.63386,938200320030010.5089.50

1 SNGL FAM - 100% - 2012Heated Area: 2302HX Base Yr 2012

FSP2010

FUS2003

BAS2003

FGR2003

FOP2003

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE346,310

TOTAL MARKET OB/XF VALUE6,421

TOTAL LAND VALUE - MARKET85,000

TOTAL MARKET VALUE437,731

SOH/AGL Deduction243,896

ASSESSED VALUE193,835

TOTAL EXEMPTION VALUEHX HB WR55,722

BASE TAXABLE VALUE138,113

TOTAL JUST VALUE437,731

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE411,332

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

2010/060710/21/2015WDU I 11100

GRANTOR:FREY EDWARD M & JEAN

GRANTEE:FREY LIVING TRUST

1737/09654/13/2011WDQ I 01179,000

GRANTOR:PAEK WOON HAK & JUNG

GRANTEE:FREY EDWARD M & JEA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W14 FSP=[YR=2010] N10 W20 S10 E20 \$ W34 S32
FGR=[YR=2003] S22 E20 N20 W10 \$ E10 S2 E10 S11 E9
FOP=[YR=2003] S1 E8 N1 W1 N3W6 S3 W1 \$ E1 N3 E6 S3 E12 N45\$
PTR= E15 FUS=[YR=2003] E20 S20 W20 N20 \$ W15 \$.