

LOT 34B
IN OR 757 PG 1174
THE VILLAGES OF MARSH LAKES PB

AHL GENE P
92016 SECRET COVE COURT
FERNANDINA BEACH, FL 32034

2025

37-2N-28-227V-034B-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4015.0100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,458	100	1995	1,458	144,477
FGR	480	55	1995	264	26,161
FOP	86	30	1995	26	2,577
FUS	287	100	1995	287	28,440
PTO	94	5	1995	5	496
TOTALS	2,405			2,040	202,149

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
1	0811	CONCRETE B	0	100	0	0		5.20	5.20	100	1995	1995	3	68

LAND DESCRIPTION														
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
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00

REVIEW DATE 04/07/2020 BY KWA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	01	2,040	115.5567	115.56	235,742	1995	1995	0	0	0	14.25
1 TOWNHOUSE - 100% - 1997						Heated Area: 1745		HX Base Yr 1997			
FUS 1995 FGR 1995 PTO 1995 BAS 1995 FOP 1995											
BLD DATE						LGL DATE		04/16/2025			
XF DATE						LAND DATE		MLU			

TOTAL OB/XF														
1,909														

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1,909														

Market: 0 Agricultural: 0 Common: 150,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 7		Tax Dist:	
BUILDING MARKET VALUE		202,149	
TOTAL MARKET OB/XF VALUE		1,909	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		354,058	
SOH/AGL Deduction		211,874	
ASSESSED VALUE		142,184	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		86,462	
TOTAL JUST VALUE		354,058	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		306,881	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9501621	NEW CONSTR	69,202	01/01/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0757/1174	4/22/1996	WD	Q	I		115,000	
GRANTOR: TREVETT HOMES INC							
GRANTEE: AHL GENE P & BARBAR							
0723/1507	2/10/1995	WD	U	V	09	40,000	
GRANTOR: K T FERNANDINA JOINT							
GRANTEE: TREVETT HOMES INC							

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=1995] W4 FGR=[YR=1995] N24 W20 S16 PTO=[YR=1995] W10 S6 D6 R6 U4 R4 N8\$ S8 E20\$ W20 D4 L4 S4 W2 S28 E2 S18 E14 FOP=[YR=1995] E6 N2 E8 N6 W9 D4 L5 S4\$ N4 U4 R5 E9 N46\$ PTR= N24 W45 FUS=[YR=1995] W12 S7 W5 S7 E5 S7 E12 N21\$ E45 S24\$.														

OTHER ADJUSTMENTS AND NOTES														

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