LOT 36B
IN OR 2011/897
THE VILLAGE @ MARSH LAKES

BROGLI KATHERINE S
92040 SECRET COVE CT
FERNANDINA BEACH, FL 32034

2025

37-2N-28-227V-036B-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

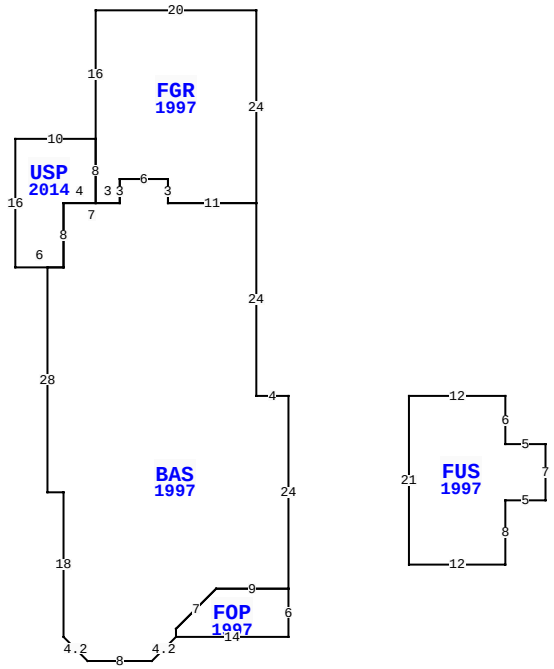
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4015.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,452	100	1997	1,452	148,143
FGR	462	55	1997	254	25,915
FOP	72	30	1997	22	2,244
FUS	287	100	1997	287	29,282
USP	128	30	2014	38	3,877
TOTALS	2,401			2,053	209,460

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,053	117.6147	117.61	241,453	1997	1997	0	0	0	13.25	86.75

1 TOWNHOUSE - 100% - 2016 Heated Area: 1739 HX Base Yr 2016



92040 SECRET COVE CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		209,460
TOTAL MARKET OB/XF VALUE		3,586
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		363,046
SOH/AGL Deduction		196,422
ASSESSED VALUE		166,624
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		110,902
TOTAL JUST VALUE		363,046
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,801

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1808572	(8) WINDOWS/ 1 DO	10,149	11/01/2018
B1428766	ADDITION	5,098	05/01/2014
973813	NEW CONSTR	122,000	04/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2011/0897	10/26/2015	WD	Q	I	02	216,000
GRANTOR: OUTLER CHRISTOPHER H						
GRANTEE: BROGLI KATHERINE S						
1762/1252	10/28/2011	WD	Q	I	01	179,000
GRANTOR: CLARE THOMAS H & GERA						
GRANTEE: OUTLER CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W4 N24 FGR=[YR=1997] N24 W20 S16 USP=[YR=2014] W10 S16 E6 N8 E4 N8 $ S8 E3 N3 E6 S3 E11 $ W11 N3 W6 S3 W7 S8 W2 S28 E2 S18 D3 R3 E8 U3 R3 FOP=[YR=1997] E14 N6 W9 D5 L5 S1$ N1 U5 R5 E9 N24 $ PTR= E15 FUS=[YR=1997] E12 S6 E5 S7 W5 S8 W12 N21 $ W15 $.

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	0811	CONCRETE B	0	100	0	0	580.00	SF	5.20	5.20	100	1997	1997	3	72	2,172	
2	0810	CONCRETE A	0	100	31	3	93.00	SF	6.50	6.50	100	1997	1997	3	72	435	
3	0462	ST/AL FNC	0	100	0	0	144.00	SF	10.00	10.00	100	2013	2013	3	68	979	

LAND DESCRIPTION

TOTAL OB/XF 3,586

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/30/2025 BY SYS