LOT 38B
IN OR 835 PG 137
THE VILLAGE @ MARSH LAKES

CRAWFORD JEANETTE E
92025 SECRET COVE CT
FERNANDINA BEACH, FL 32034

2025

37-2N-28-227V-038B-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

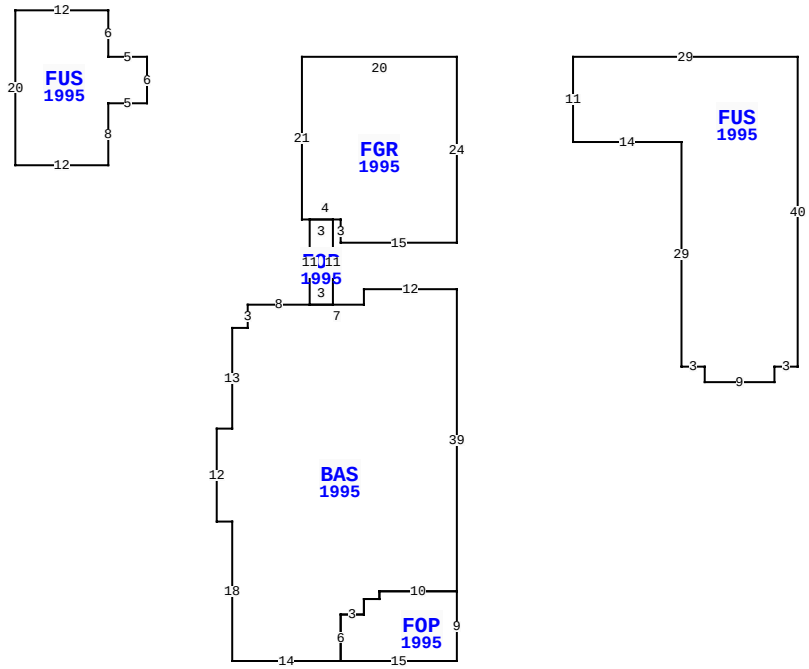
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,252	100	1995	1,252	119,040
FGR	465	55	1995	256	24,340
FOP	33	30	1995	10	951
FOP	124	30	1995	37	3,518
FUS	270	100	1995	270	25,672
FUS	772	100	1995	772	73,401
TOTALS	2,916			2,597	246,921

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,597	110.8800	110.88	287,955	1995	1995	0	0	0	14.25	85.75

1 TOWNHOUSE - 100% - 1999 Heated Area: 2294 HX Base Yr 1999



92025 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		246,921
TOTAL MARKET OB/XF VALUE		4,538
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		401,459
SOH/AGL Deduction		222,032
ASSESSED VALUE		179,427
TOTAL EXEMPTION VALUE	WX HX HB	55,722
BASE TAXABLE VALUE		123,705
TOTAL JUST VALUE		401,459
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		340,578

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94 01402	NEW CONSTR	77,363	10/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0835/0137	5/26/1998	WD	Q	I		135,000
GRANTOR: HARRIS EVA F & SAMUEL						
GRANTEE: CRAWFORD MILT & JEA						
0795/1221	6/04/1997	WD	Q	I		130,400
GRANTOR: LIND JOHN H & ELIZABE						
GRANTEE: HARRIS EVA F & SAMU						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1995] W20 S21 E1 FOP=[YR=1995] S11 BAS=[YR=1995] W8 S3 W2 S13 W2 S12 E2 S18 E14 FOP=[YR=1995] E15 N9 W10 S1 W2 S2 W3 S6 $ N6 E3 N2 E2 N1 E10 N39 W12 S2 W7 $ E3 N11 W3 $ E4 S3 E15 N24 $ PTR= E15 FUS=[YR=1995] E29 S40 W3 S2 W9 N2 W3 N29 W14 N11 $ W15 $ PTR= W40 FUS=[YR=1995] W5 N6 W12 S20 E12 N8 E5 N6 $ E40 $.

EXTRA FEATURES

LN	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	0	0	366.00	SF	6.50	6.50	100	1995	1995	3	68	1,618	
2	1076	TRELLIS A	0	100	8	10	80.00	SF	7.50	7.50	100	1998	1998	3	20	120	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	

LAND DESCRIPTION

TOTAL OB/XF 4,538

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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