LOT 39A
THE VILLAGE @ MARSH LAKES
PB 5/355

LEWIS VICKI L
92015 SECRET COVE COURT
FERNANDINA BEACH, FL 32034

2025

37-2N-28-227V-039A-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

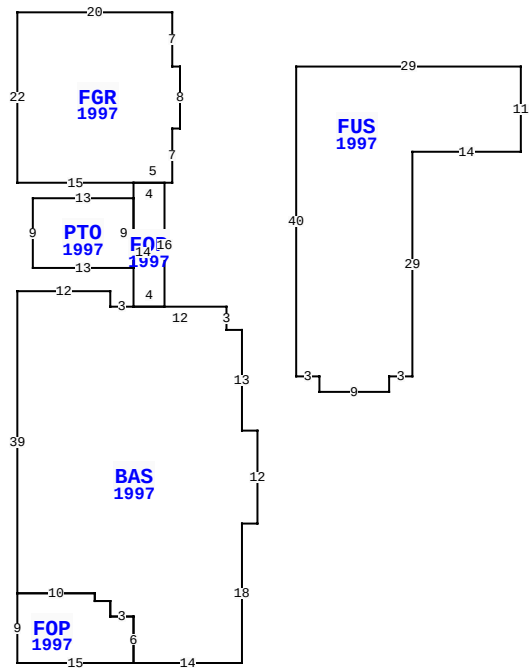
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1997	1,252	124,055
FGR	448	55	1997	246	24,375
FOP	64	30	1997	19	1,882
FOP	124	30	1997	37	3,666
FUS	772	100	1997	772	76,494
PTO	117	5	1997	6	594
TOTALS	2,777			2,332	231,068

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,332	114.2190	114.22	266,361	1997	1997	0	0	0	13.25	86.75

1 TOWNHOUSE - 100% - 2020 Heated Area: 2024 HX Base Yr 2020



92015 SECRET COVE CT, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		231,068
TOTAL MARKET OB/XF VALUE		2,935
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		384,003
SOH/AGL Deduction		154,271
ASSESSED VALUE		229,732
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		179,010
TOTAL JUST VALUE		384,003
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		323,757

PERMIT NUM	DESCRIPTION	AMT	ISSUED
963411	NEW CONSTR	77,717	10/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2293/0654	7/25/2019	WD	Q	I	01	284,000
GRANTOR: NEWMAN DALE & DANIEL						
GRANTEE: LEWIS VICKI L						
2028/0072	2/10/2016	WD	Q	I	02	230,000
GRANTOR: COOPER LORETTA H TRUS						
GRANTEE: NEWMAN DALE & DANIE						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1997] W1 N7 W20 S22 E15 FOP=[YR=1997] S2 PTO=[YR=1997] W13 S9 E13 N9 $ S14 BAS=[YR=1997] W3 N2 W12 S39 FOP=[YR=1997] S9 E15 N6 W3 N2 W2 N1 W10 $ E10 S1 E2 S2 E3 S6 E14 N18 E2 N12 W2 N13 W2 N3 W12 $ E4 N16 W4 $ E5 N7 E1 N8 $ PTR= E15 FUS=[YR=1997] E29 S11 W14 S29 W3 S2 W9 N2 W3 N40 $ W15 $.

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	32	3	96.00	SF	6.50	6.50	100	1997	1997	3	72	449	
2	0810	CONCRETE A	0	100	0	0	414.00	SF	6.50	6.50	100	1997	1997	3	72	1,938	
3	0810	CONCRETE A	0	100	39	3	117.00	SF	6.50	6.50	100	1997	1997	3	72	548	

LAND DESCRIPTION

TOTAL OB/XF 2,935

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