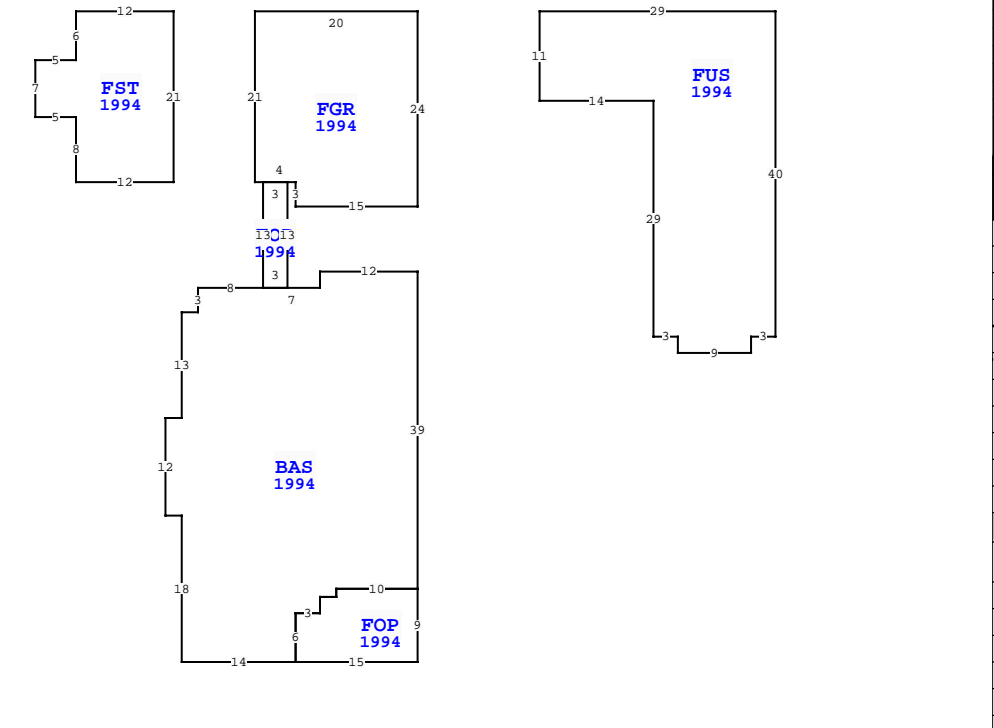




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100
Occupancy	00	NONE	100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	01	2,487	111.8880	111.89	278,270	1994	1994	0	0	14.75	85.25



NASSAU COUNTY PROPERTY		PAGE 1 of 1	7
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 7		Tax Dist:	
BUILDING MARKET VALUE		237,225	
TOTAL MARKET OB/XF VALUE		5,477	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		392,702	
SOH/AGL Deduction		206,760	
ASSESSED VALUE		185,942	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		135,220	
TOTAL JUST VALUE		392,702	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		332,306	

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
BAS	1,252	100
FGR	465	55
FOP	39	30
FOP	124	30
FST	287	55
FUS	772	100
TOTALS	2,939	2,487

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-01021	NEW CONSTR	84,453	02/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2295/1488	7/24/2019	WD Q	Q	I	01	280,000
GRANTOR: SEIDEL EUGENIA NGO &						
GRANTEE: CROSBY GARY ANDREW						
1490/1091	4/05/2007	WD Q	Q	I		274,900
GRANTOR: KOURIE MICHAEL N & JA						
GRANTEE: SEIDEL EUGENIA NGO						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1994
2	0810	CONCRETE A	0	100	0	288.00	SF	6.50	6.50	100	1994
3	0810	CONCRETE A	0	100	30	90.00	SF	6.50	6.50	100	1994
4	0810	CONCRETE A	0	100	0	197.00	SF	6.50	6.50	100	1996
5	0810	CONCRETE A	0	100	27	81.00	SF	6.50	6.50	100	1996

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
91012 TEAL CT, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
04/16/2025 MLU											

BUILDING NOTES			

BUILDING DIMENSIONS			
FGR=[YR=1994] W20 S21 E1 FOP=[YR=1994] S13 BAS=[YR=1994] W8			
S3 W2 S13 W2 S12 E2 S18 E14 FOP=[YR=1994] E15 N9 W10 S1 W2 S2			
W3 S6 \$ N6 E3 N2 E2 N1 E10 N39 W12 S2 W7 \$ E3 N13 W3 \$ E4 S3			
E15 N24 \$ PTR= E15 FUS=[YR=1994] E29 S40 W3 S2 W9 N2 W3 N29			
W14 N11 \$ W15 \$ PTR= W30 FST=[YR=1994] W12 S6 W5 S7 E5 S8 E12			
N21 \$ E30 \$.			

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	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							