

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 Floor	12	HARDWOOD	50
Interior Floor	14	CARPET	50
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
BAS	287	100	1996
BAS	1,241	100	1996
FGR	465	55	1996
FOP	39	30	1996
FOP	135	30	1996
FUS	772	100	1996
TOTALS	2,939		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	TOWNHOUSE	- 0%	- 2025	113.40	295,747	1996	1996	0	0	13.75	86.25

Heated Area: 2300 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1	7
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 7	Tax Dist:		
BUILDING MARKET VALUE			255,082
TOTAL MARKET OB/XF VALUE			4,474
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			409,556
SOH/AGL Deduction			0
ASSESSED VALUE			409,556
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			409,556
TOTAL JUST VALUE			409,556
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			345,069

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240010516	GLASS ENCLOSURE T	25,272	09/12/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2711/469	5/10/2024	WD	Q	I	01	540,000

GRANTOR: DAVIES JULIE M LVG TR  
GRANTEE: BYRD GAIL F & HOWARD R  
1929/0655 7/21/2014 QC U I 11 100  
GRANTOR: DAVIES JULIE M  
GRANTEE: DAVIES JULIE M TRUS

EXTRA FEATURES		91024 TEAL CT, FERNANDINA BEACH	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0500	FP-PRE FAB	3,500.00
2	0810	CONCRETE A	6.50

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

BUILDING NOTES	
BAS=[YR=1996;ORIG=0,0] W2 N3 W8 W7 N2 W12 S39 E15 S9 E14 N18 E2 N12 W2 N13 \$	
FUS=[YR=1996;ORIG=-40,0] W29 S11 E14 S29 E3 S2 E9 N2 E3 N40 \$	
FGR=[YR=1996;ORIG=-10,-16] E1 N21 W20 S24 E15 N3 E4 \$	
BAS=[YR=1996;ORIG=15,0] E12 S6 E5 S7 W5 S8 W12 N21 \$	
FOP=[YR=1996;ORIG=-29,34] S9 E15 N9 W15 \$	
FOP=[YR=1996;ORIG=-10,-3] N13 W3 S13 E3 \$	
PTR=[ORIG=0,0] E15 W15 \$	
PTR=[ORIG=0,0] W40 E40 \$	

BUILDING DIMENSIONS	
BAS=[YR=1996;ORIG=0,0] W2 N3 W8 W7 N2 W12 S39 E15 S9 E14 N18 E2 N12 W2 N13 \$	
FUS=[YR=1996;ORIG=-40,0] W29 S11 E14 S29 E3 S2 E9 N2 E3 N40 \$	
FGR=[YR=1996;ORIG=-10,-16] E1 N21 W20 S24 E15 N3 E4 \$	
BAS=[YR=1996;ORIG=15,0] E12 S6 E5 S7 W5 S8 W12 N21 \$	
FOP=[YR=1996;ORIG=-29,34] S9 E15 N9 W15 \$	
FOP=[YR=1996;ORIG=-10,-3] N13 W3 S13 E3 \$	
PTR=[ORIG=0,0] E15 W15 \$	
PTR=[ORIG=0,0] W40 E40 \$	

LAND DESCRIPTION		TOTAL OB/XF 4,474																						
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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							