

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	14	CARPET	70
Interior Floor	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3.5	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	1,244	100	1993
FGR	465	55	1993
FOP	48	30	1993
FOP	87	30	1993
FUS	287	100	1993
FUS	772	100	1993
UOP	45	20	1998
TOTALS	2,948		

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
1	TOWNHOUSE	- 100%	- 2017																				
Heated Area: 2303 HX Base Yr 2017																							
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>04/16/2025</td> <td></td> <td>MLU</td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				04/16/2025		MLU
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	7
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 7	Tax Dist:		
BUILDING MARKET VALUE			261,228
TOTAL MARKET OB/XF VALUE			4,296
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			415,524
SOH/AGL Deduction			177,131
ASSESSED VALUE			238,393
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			187,671
TOTAL JUST VALUE			415,524
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			353,301

PERMIT NUM	DESCRIPTION	AMT	ISSUED
963482	REMODEL	5,000	11/01/1996
8598	NEW CONSTR	90,063	01/07/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2449/0854	3/24/2021	QC	U	I	11	100
GRANTOR: STADLER TERESA M & DO						
GRANTEE: STADLER TERESA M						
2036/0450	3/17/2016	WD	Q	I	01	241,500
GRANTOR: DEVRIES BRAND & MARGA						
GRANTEE: STADLER TERESA M &						

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	72	2,520							
2	0810	CONCRETE A	0	100	0	352.00	SF	6.50	6.50	100	1993	1993	3	64	1,464							
3	0810	CONCRETE A	0	100	25	75.00	SF	6.50	6.50	100	1993	1993	3	64	312							
TOTALS												2,948										

BUILDING NOTES			
90012 EAGLE COVE CT, FERNANDINA BEACH			

BUILDING DIMENSIONS			
FGR=[YR=1993] W20 S24 E15 N3 E1 FOP=[YR=1993] S16 BAS=[YR=1993] W4 N2 W12 S38 FOP=[YR=1993] S7 UOP=[YR=1998] S7 E15 N3 W15 \$ E15 N3 W4 N2 W1 N2 W10 \$ E10 S2 E1 S2 E4 S6 E14 N18 E2 N12 W2 N13 W2 N3 W11 \$ E3 N16 W3 \$ E4 N21 \$ PTR= E15 FUS=[YR=1993] E12 S6 E5 S7 W5 S8 W12 N21 \$ W15 \$ PTR= W40 FUS=[YR=1993] W29 S40 E3 S2 E9 N2 E3 N29 E14 N11 \$ E40 \$ .			

LAND DESCRIPTION												TOTAL OB/XF												
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							