

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	12	HARDWOOD	80
Interior Floo	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories		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	1,432	100	1993
FGR	448	55	1993
FOP	15	30	1993
FOP	27	30	1993
FUS	268	100	1993
PTO	20	5	1998
UOP	66	20	1998
TOTALS	2,276		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	TOWNHOUSE	-	0%	-	0							
Heated Area: 1700 HX Base Yr												
BLD DATE						LGL DATE	04/16/2025					
XF DATE						AG DATE	MLU					
INC DATE												

NASSAU COUNTY PROPERTY		PAGE 1 of 1	7
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 7	Tax Dist:		
BUILDING MARKET VALUE			202,837
TOTAL MARKET OB/XF VALUE			6,386
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			359,223
SOH/AGL Deduction			24,284
ASSESSED VALUE			334,939
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			334,939
TOTAL JUST VALUE			359,223
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			317,369

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8599	NEW CONSTR	76,506	01/07/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2242/1353	12/04/2018	WD	U	I	11	100
GRANTOR: SNOWDEN BARBARA J R						
GRANTEE: BARBARA JESSIE ROSE						
2233/0915	10/26/2018	WD	Q	I	01	256,000
GRANTOR: RAY NANCY C						
GRANTEE: SNOWDEN BARBARA J R						

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1993
2	0810	CONCRETE A	0	0	0	0	354.00	SF	6.50	6.50	100	1993
3	0810	CONCRETE A	0	0	25	3	75.00	SF	6.50	6.50	100	1993
4	0855	CONC PAVER	0	0	6	6	36.00	SF	10.00	10.00	100	1998
5	0476	VF 6 SBPL	0	0	0	0	48.00	LF	32.00	32.00	100	2024
6	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2024
TOTALS												

TOTAL OB/XF												
90014 EAGLE COVE CT, FERNANDINA BEACH												
6,386												

BUILDING NOTES												
----------------	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS												
FGR=[YR=1993] W20 S7 W1 S8 E1 S7 E7 FOP=[YR=1993] S9												
BAS=[YR=1993] W1 S2 W15 S51 E2 S3 E10 N3 E1 PTO=[YR=1998] E5												
UOP=[YR=1998] E11 N6 W11 S6 \$ N4 FOP=[YR=1993] N3 W5 S3 E5 \$												
W5 S4 \$ N7 E5 S1 E11 N45 W2 N2 W11 \$ E3 N9 W3 \$ E13 N22 \$												
PTR= E15 FUS=[YR=1993] E18 S18 W14 N14 W4 N4 \$ W15 \$.												

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
1	000100	C	RES	0		PUD	0.00	0.00	1.00	LT		1.00