



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
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	1,252	100	1994
FGR	545	55	1994
FOP	30	30	1994
FOP	124	30	1994
FUS	287	100	1993
FUS	772	100	1994
TOTALS	3,010		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	TOWNHOUSE	- 50%	- 2021								
Heated Area: 2311											
HX Base Yr 2021											
BLD DATE		XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/16/2025	MLU			

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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 7	Tax Dist:		
BUILDING MARKET VALUE			251,153
TOTAL MARKET OB/XF VALUE			2,896
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			404,049
SOH/AGL Deduction			75,642
ASSESSED VALUE			328,407
TOTAL EXEMPTION VALUE	HA HAB	50,722	
BASE TAXABLE VALUE			277,685
TOTAL JUST VALUE			404,049
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			342,988

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1801878	H/AC	0	04/01/2018
995916	CHNGE SRVC	500	05/01/1999
94-00981	NEW CONSTR	80,613	04/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2258/1329	2/25/2019	WD	Q	I	01	282,500
GRANTOR: STANLEY SHARON DAVIS						
GRANTEE: SINCLAIR ANGHARAD E						
1691/1693	6/28/2010	QC	U	I	11	100
GRANTOR: STANLEY RAYMOND J & S						
GRANTEE: STANLEY SHARON DAVIS						

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	0810	CONCRETE A	0	50	0	606.00	SF	6.50	6.50	100	1994	1994	3	66	2,600	
2	0810	CONCRETE A	0	50	23	69.00	SF	6.50	6.50	100	1994	1994	3	66	296	

BUILDING NOTES			
90026 EAGLE COVE CT, FERNANDINA BEACH			

BUILDING DIMENSIONS
FGR=[YR=1994] W20 S28 E15 N3 E1 FOP=[YR=1994] S10
BAS=[YR=1994] W4 N2 W12 S39 FOP=[YR=1994] S9 E15 N6 W3 N2 W2
N1 W10 \$ E10 S1 E2 S2 E3 S6 E14 N18 E2 N12 W2 N13 W2 N3 W11 \$
E3 N10 W3 \$ E4 N25 \$ PTR= E15 FUS=[YR=1993] E12 S6 E5 S7 W5
S8 W12 N21 \$ W15 \$ PTR= W40 FUS=[YR=1994] 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	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	50		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							