BLOCK 11 LOT 4
LAKEWOOD #2 PB 5/136

GRIFFITHS ELLEN L
1556 COVENTRY LANE
FERNANDINA BEACH, FL 32034

2026

00-00-31-143A-0011-0040

BUILDING CHARACTERISTICS

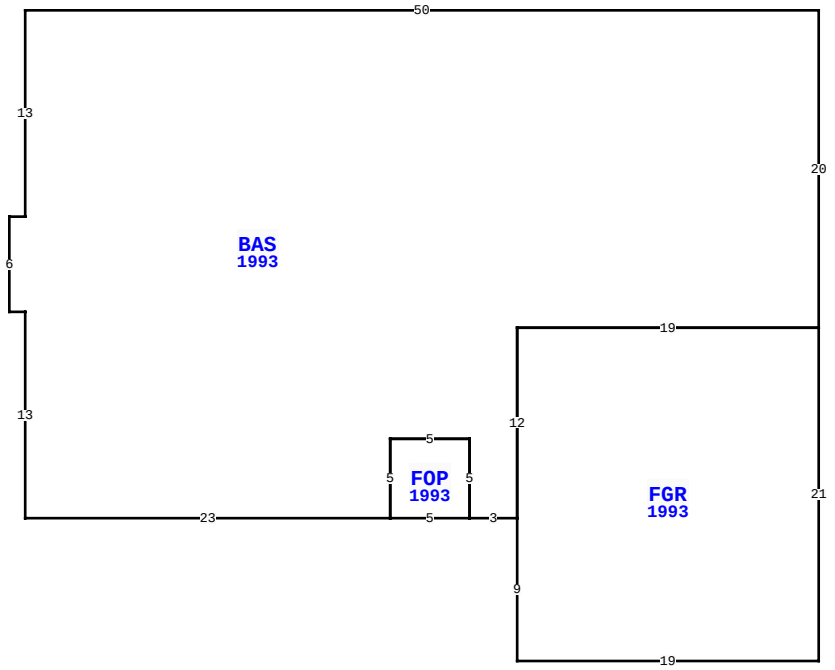
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1046.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,353	100	1993	1,353	214,129
FGR	399	55	1993	219	34,659
FOP	25	30	1993	8	1,266
TOTALS	1,777			1,580	250,055

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,580	135.9507	188.97	298,573	1988	1988	0	0	0	16.25	83.75

1 SNGL FAM 100% - 2020 Heated Area: 1353 HX Base Yr 2020



1556 COVENTRY LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/01/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		250,055
TOTAL MARKET OB/XF VALUE		504
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		430,559
SOH/AGL Deduction		182,869
ASSESSED VALUE		247,690
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		196,279
TOTAL JUST VALUE		430,559
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		420,821

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173279	HBSIDE	13,400	10/25/2017
20053090	ADDITION	8,000	11/29/2005
20053078	REPAIR/RRF	2,000	11/28/2005
4566	NEW CONSTR	37,000	11/12/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2346/1143	3/02/2020	QC	U	I	11	100
GRANTOR: GRIFFITHS PAUL						
GRANTEE: GRIFFITHS ELLEN						
2138/1958	8/01/2017	WD	U	I	30	21,700
GRANTOR: GRIFFITHS ELLEN L & P						
GRANTEE: GRIFFITHS PAUL & EL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 S13 W1 S6 E1 S13 E23 FOP=[YR=1993] E5 N5 W5 S5$ N5 E5 S5 E3 FGR=[YR=1993] S9 E19 N21 W19 S12$ N12 E19 N20$.

EXTRA FEATURES

LN	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
4	0755	FSP	0	100	12	10	120.00	SF	20.00	20.00	100	2005	2005	3	21	504	

LAND DESCRIPTION

TOTAL OB/XF 504

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/09/2026 BY SYS