

BLOCK 11 LOT 6  
IN OR 1532/148 & OR 1800/414  
LAKEWOOD #3 PB5/193-194

KRATKY ERIN RENEE  
1536 COVENTRY LANE  
FERNANDINA BEACH, FL 32034

2026

00-00-31-143A-0011-0060



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 70     |
| Exterior Wall            | 12 | CEDAR 30       |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 13 | LVT/LAMMT 50   |
| Interior Floor           | 14 | CARPET 50      |
| 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       | 1,489            | 100         | 1993 | 1,489        | 218,621              |
| FGR       | 399              | 55          | 1993 | 219          | 32,154               |
| FOP       | 20               | 30          | 1993 | 6            | 881                  |
| FSP       | 326              | 40          | 2007 | 130          | 19,087               |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 2,234 |  |  | 1,844 | 270,744 |
|--------|-------|--|--|-------|---------|

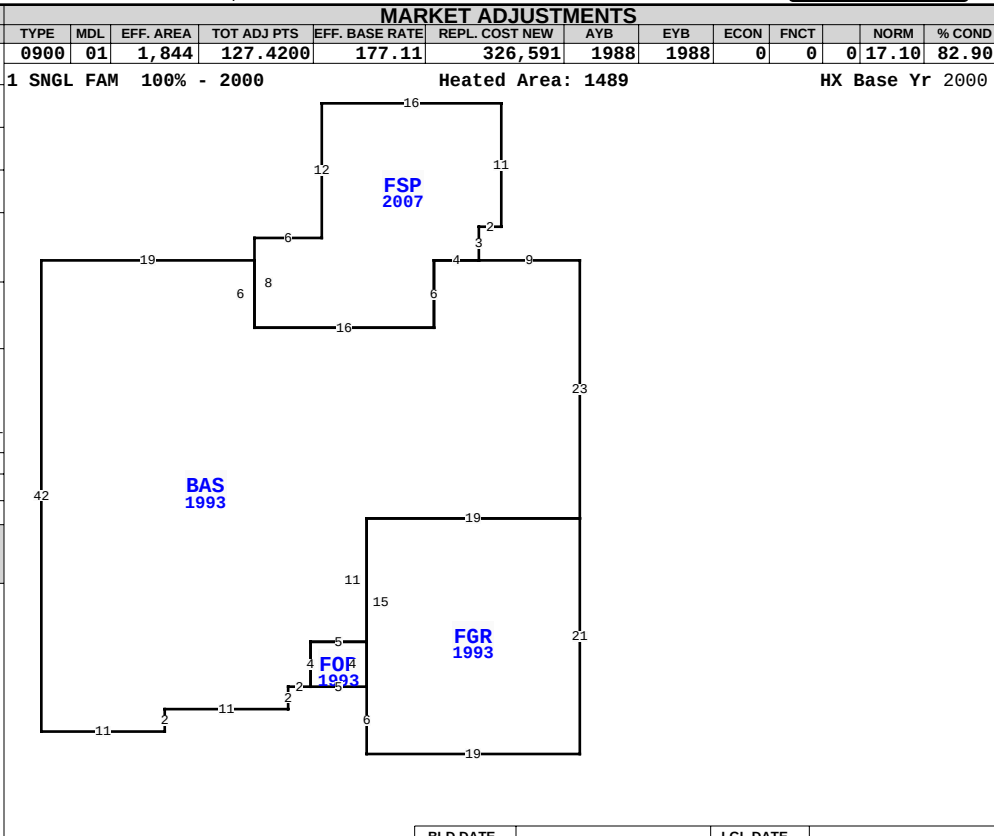
| EXTRA FEATURES |            |             |
|----------------|------------|-------------|
| L N            | OB/XF CODE | DESCRIPTION |

| 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 |
|-----|------------|-------------|-----|-----|----|----|--------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 3   | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0  | 1.00   | UT | 3,500.00 | 3,500.00       | 100       | 1988    | 1988        | 3 | 60     | 2,100           |       |
| 5   | 0940       | SHEDS/PORT  | 0   | 100 | 12 | 10 | 120.00 | SF | 20.10    | 20.10          | 100       | 1998    | 1998        | 3 | 20     | 482             |       |
| 6   | 1242       | WD DECK A   | 0   | 100 | 0  | 0  | 214.00 | SF | 10.00    | 10.00          | 100       | 2002    | 2002        | 3 | 20     | 428             |       |
| 7   | 1242       | WD DECK A   | 0   | 100 | 0  | 0  | 350.00 | SF | 10.00    | 10.00          | 100       | 2002    | 2002        | 3 | 20     | 700             |       |

| LAND DESCRIPTION |          |     |
|------------------|----------|-----|
| L N              | USE CODE | CLS |

| 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                  | 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 |
|-------------|------------|----|----|



|                                    |
|------------------------------------|
| 1536 COVENTRY LN, FERNANDINA BEACH |
|------------------------------------|

| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE |
|----------|---------|----------|----------|-----------|---------|
|          |         |          |          |           |         |

|             |       |
|-------------|-------|
| TOTAL OB/XF | 3,710 |
|-------------|-------|

|               |         |
|---------------|---------|
| Market:       | 0       |
| Agricultural: | 0       |
| Common:       | 180,000 |

|                   |         |
|-------------------|---------|
| Total Acres:      | 0.00    |
| Total Land Value: | 180,000 |

| NASSAU COUNTY PROPERTY |  |  |  |  |  |  |  |  |  | PAGE 1 of 1 | 2 |
|------------------------|--|--|--|--|--|--|--|--|--|-------------|---|
| VALUATION SUMMARY      |  |  |  |  |  |  |  |  |  |             |   |

|                           |           |
|---------------------------|-----------|
| VALUATION BY              | STANDARD  |
| Tax Group: 2              | Tax Dist: |
| BUILDING MARKET VALUE     | 270,744   |
| TOTAL MARKET OB/XF VALUE  | 3,710     |
| TOTAL LAND VALUE - MARKET | 180,000   |
| TOTAL MARKET VALUE        | 454,454   |
| SOH/AGL Deduction         | 275,790   |
| ASSESSED VALUE            | 178,664   |
| TOTAL EXEMPTION VALUE     | 51,411    |
| BASE TAXABLE VALUE        | 127,253   |
| TOTAL JUST VALUE          | 454,454   |
| NCON VALUE                | 0         |
| INCOME VALUE              |           |
| PREVIOUS YEAR MKT VALUE   | 444,474   |

|            |             |        |            |
|------------|-------------|--------|------------|
| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
| 20060944   | REPAIR/RRF  | 6,995  | 05/02/2006 |
| 4870       | NEW CONSTR  | 52,255 | 06/01/1988 |

| SALES DATA                  |            |           |              |
|-----------------------------|------------|-----------|--------------|
| OFF RECORD Number           | DATE       | TYPE INST | Q U I RSN CD |
| 1800/0414                   | 6/05/2012  | QC U      | I 11         |
| GRANTOR: KRATKY ERNEST HANS |            |           |              |
| GRANTEE: KRATKY ERIN        |            |           |              |
| 1532/0148                   | 10/24/2007 | QC Q      | I 01         |
| GRANTOR: KRATKY ERNEST HANS |            |           |              |
| GRANTEE: KRATKY ERIN RENEE  |            |           |              |

| BUILDING NOTES |  |  |  |
|----------------|--|--|--|
|                |  |  |  |

| BUILDING DIMENSIONS |  |  |  |
|---------------------|--|--|--|
|                     |  |  |  |

BAS=[YR=1993] W9 FSP=[YR=2007] N3 E2 N11 W16 S12 W6 S8 E16 N6 E4\$ W4 S6 W16 N6 W19 S42 E11 N2 E11 N2 E2 FOP=[YR=1993] E5 FGR=[YR=1993] S6 E19 N21 W19 S15\$ N4 W5 S4\$ N4 E5 N11 E19 N23\$.