BLOCK 11 LOT 9
LAKEWOOD #3 PB 5/193-194

METROLINA ESTATES LLC
PO BOX 99
BAXLEY, GA 31515

2026

00-00-31-143A-0011-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
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

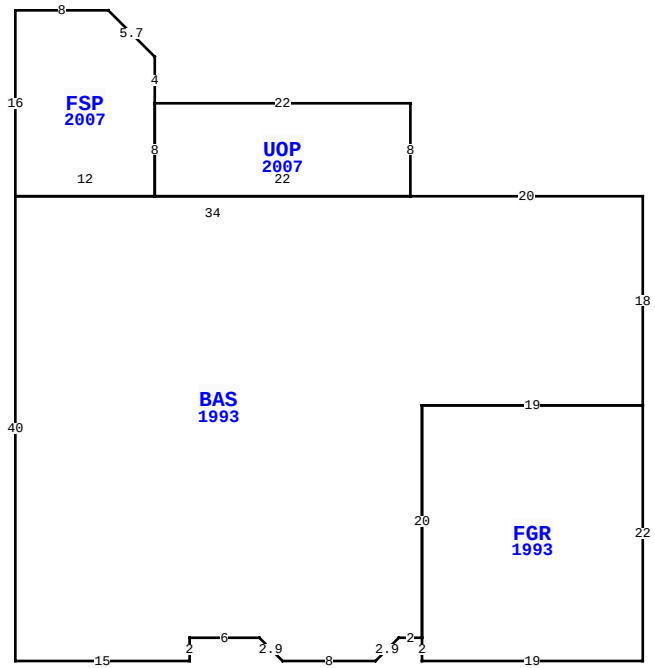
NEIGHBORHOOD/LOC 1046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,722	100	1993	1,722	260,616
FGR	418	55	1993	230	34,810
FSP	184	40	2007	74	11,199
UOP	176	20	2007	35	5,297
TOTALS	2,500			2,061	311,923

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,061	131.0701	182.19	375,494	1988	1988	0	0	0	16.93	83.07

1 SNGL FAM 100% - 2023 Heated Area: 1722 HX Base Yr 2023



1506 COVENTRY LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		311,923
TOTAL MARKET OB/XF VALUE		37,065
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		528,988
SOH/AGL Deduction		87,747
ASSESSED VALUE		441,241
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		389,830
TOTAL JUST VALUE		528,988
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		493,963

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100702	REPAIR/RRF	5,000	04/29/2010
20051533	REPAIR/RRF	6,000	04/08/2005
4980	NEW CONSTR	75,600	08/22/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2868/967	5/14/2026	WD	Q	I	01	610,000
GRANTOR: ALBRECHT HELMUT J & M						
GRANTEE: METROLINA ESTATES L						
1746/0494	6/30/2011	WD	Q	I	02	229,000
GRANTOR: FLANK MICHAEL L &						
GRANTEE: ALBRECHT HELMUT J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 UOP=[YR=2007] N8 W22 FSP=[YR=2007] N4 U4 L4 W8 S16 E12 N8$ S8 E22$ W34 S40 E15 N2 E6 R2 D2 E8 U2 R2 E2 FGR=[YR=1993] S2 E19 N22 W19 S20$ N20 E19 N18$.

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
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	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	40,000.00	40,000.00	100	1988	1988	03	85	34,000	
8	0940	SHEDS/PORT	0	100	10	12	120.00	SF	20.10	20.10	100	2011	2011	3	40	965	

LAND DESCRIPTION

TOTAL OB/XF 37,065

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