

FREY LIVING TRUST/FREY EDWARD M TRUSTEE
96036 INLET COVE CT
FERNANDINA BEACH, FL 32034

27-2N-28-014B-0015-0000



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

TOTALS

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

LAND DESCRIPTION

L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPHT FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV

REVIEW DATE01/11/2023BYDJATotal Acres: 0.00Total Land Value: 85,000Market: 0Agricultural: 0Common: 85,000PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/29/2025MLU

NASSAU COUNTY PROPERTY

PAGE 1 of 1

4

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE326,367

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET85,000

TOTAL MARKET VALUE411,367

SOH/GL Deduction212,298

ASSESSED VALUE199,069

TOTAL EXEMPTION VALUEHX HB WR56,411

BASE TAXABLE VALUE142,658

TOTAL JUST VALUE411,367

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE437,731

SALES DATA

OFF RECORD NumberDATE

TYPE INSTQU / I / V / I / RSNCDSALE PRICE

2010/060710/21/2015WDU I 11100

GRANTOR:FREY EDWARD M & JEAN

GRANTEE:FREY LIVING TRUST

1737/09654/13/2011WDAQI 01179,000

GRANTOR:PAEK WOON HAK & JUNG

GRANTEE:FREY EDWARD M & JEA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W14 FSP=[YR=2010] N10 W20 S10 E20 \$ W34 S32
FGR=[YR=2003] S22 E20 N20 W10 N2 W10 \$ E10 S2 E10 S11 E9
FOP=[YR=2003] S1 E8 N1 W1 N3W6 S3 W1 \$ E1 N3 E6 S3 E12 N4\$
PTR= E15 FUS=[YR=2003] E20 S20 W20 N20 \$ W15 \$.