

LOT 42A
THE VILLAGE @ MARSH LAKES
PB 5/355

MCGRATH EILEEN L/E/
91030 TEAL COURT
FERNANDINA BEACH, FL 32034

2026

37-2N-28-227V-042A-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 80
Interior Floor	14	CARPET 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,495	100	1995	1,495	168,551
FGR	465	55	1995	256	28,862
FOP	101	30	1995	30	3,383
FOP	133	30	1995	40	4,510
FUS	276	100	1995	276	31,117
TOTALS	2,470			2,097	236,422

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00

REVIEW DATE 01/01/2023 BY CD

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	01	2,097	125.9496	132.25	277,328	1995	1995	0	0	0	14.75
1 TOWNHOUSE 100% - 2016 Heated Area: 1771 HX Base Yr 2016											
91030 TEAL CT, FERNANDINA BEACH											

91030 TEAL CT, FERNANDINA BEACH										BLD DATE						LGL DATE		04/16/2025	MLU
										XF DATE						LAND DATE			
										INC DATE						AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES									
1.00	UT	3,500.00	3,500.00	100	1995	1995	3	74	2,590										
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TOTAL OB/XF										2,590						
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
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00

Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY		PAGE 1 of 1	7
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 7		Tax Dist:	
BUILDING MARKET VALUE		236,422	
TOTAL MARKET OB/XF VALUE		2,590	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		389,012	
SOH/AGL Deduction		226,749	
ASSESSED VALUE		162,263	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		110,852	
TOTAL JUST VALUE		389,012	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		382,301	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2762/454	1/17/2025	LE	U	I	11	100	
GRANTOR: MCGRATH EILEEN							
GRANTEE: HEAD IAN PATRICK							
2006/1665	9/30/2015	WD	Q	I	02	200,000	
GRANTOR: WILDES GWEN A							
GRANTEE: MCGRATH EILEEN							

BUILDING NOTES																
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BUILDING DIMENSIONS
FGR=[YR=1995] W20 S24 E7 FOP=[YR=1995] S26 BAS=[YR=1995] W9
S2 W3 S45 FOP=[YR=1995] S6 E16 N7 W5 S1 W11 \$ E11 N1 E5 S10
E14 N54 W15 N2 W3 \$ E3 N22 E10 N7 W5 S3 W8 \$ E8 N3 E5 N21 \$
PTR= E15 FUS=[YR=1995] E5 N6 E12 S18 W17 N12 \$ W15 \$.

Common: 150,000 PRINTED 07/09/2026 BY SYS