LOT 44B
IN OR 2017/1165
THE VILLAGE @ MARSH LAKES

LEE RICHARD D/LONGOBARDO SHERYL
91011 TEAL CT
FERNANDINA BEACH, FL 32034

2026

37-2N-28-227V-044B-0000

BUILDING CHARACTERISTICS

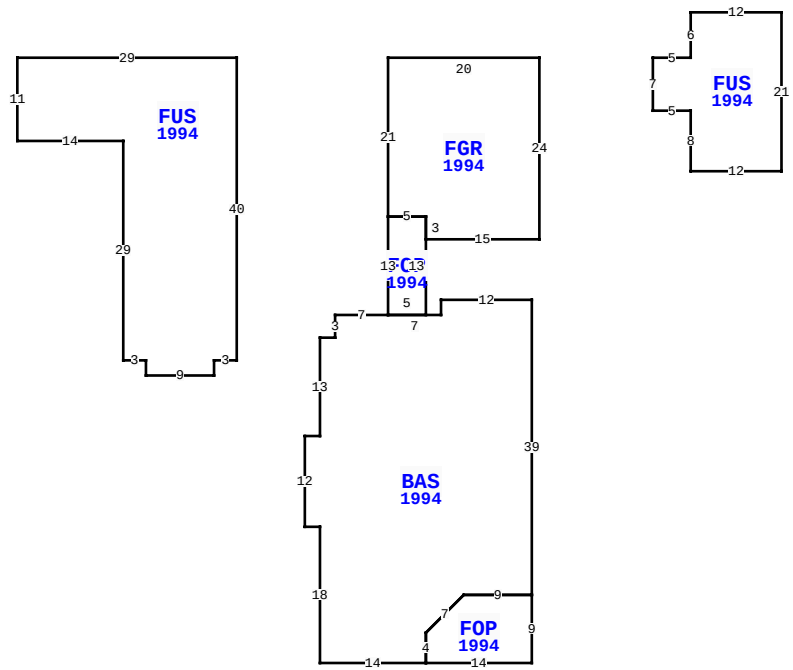
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,217	100	1994	1,217	121,310
FGR	465	55	1994	256	25,518
FOP	65	30	1994	20	1,993
FOP	114	30	1994	34	3,389
FUS	287	100	1994	287	28,608
FUS	772	100	1994	772	76,952
TOTALS	2,920			2,586	257,771

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,586	111.6864	117.27	303,260	1994	1994	0	0	0	15.00	85.00

1 TOWNHOUSE 100% - 2017 Heated Area: 2276 HX Base Yr 2017



91011 TEAL CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		257,771
TOTAL MARKET OB/XF VALUE		2,520
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		410,291
SOH/AGL Deduction		235,113
ASSESSED VALUE		175,178
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		123,767
TOTAL JUST VALUE		410,291
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		404,606

PERMIT NUM	DESCRIPTION	AMT	ISSUED
V00067	REMODEL	8,000	01/01/2000
94-00770	NEW CONSTR	82,308	02/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2017/1165	12/08/2015	WD	Q	I	01	182,000
GRANTOR: MACPHERSON JAMES W &						
GRANTEE: LEE RICHARD D & SHE						
1330/0768	7/01/2005	WD	Q	I		254,000
GRANTOR: CERTAIN KRISTIN K & E						
GRANTEE: MACPHERSON JAMES W						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1994] W20 S21 FOP=[YR=1994] S13 BAS=[YR=1994] W7 S3 W2 S13 W2 S12 E2 S18 E14 FOP=[YR=1994] E14 N9 W9 D5 L5 S4$ N4 R5 U5 E9 N39 W12 S2 W7 $ E5 N13 W5 $ E5 S3 E15 N24 $ PTR= E15 FUS=[YR=1994] E5 N6 E12 S21 W12 N8 W5 N7 $ W15 $ PTR= W40 FUS=[YR=1994] W29 S11 E14 S29 E3 S2 E9 N2 E3 N40 $ E40 $.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	72	2,520	

LAND DESCRIPTION

TOTAL OB/XF 2,520

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							

REVIEW DATE 02/29/2024 BY NWA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/09/2026 BY SYS