LOT 1
IN OR 1759/1447
ESMT PT OR 1179/1730

JOHNS SHANE M & ALLISON
96331 MONTEGO BAY
FERNANDINA BEACH, FL 32034

2023

00-00-30-0315-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

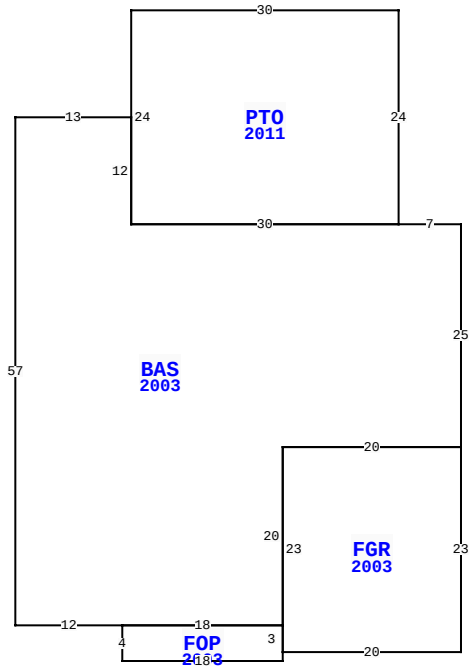
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2027.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,006	100	2,006	235,594
FGR	460	55	253	29,713
FOP	72	30	22	2,583
PTO	720	5	36	4,228
TOTALS	3,258		2,317	272,119

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,317	108.6820	129.06	299,032	2003	2003	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2012 Heated Area: 2006 HX Base Yr 2012



96331 MONTEGO BAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		272,119
TOTAL MARKET OB/XF VALUE		6,986
TOTAL LAND VALUE - MARKET		145,000
TOTAL MARKET VALUE		424,105
SOH/AGL Deduction		208,102
ASSESSED VALUE		216,003
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		166,003
TOTAL JUST VALUE		424,105
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		408,820

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310804	NEW CONSTR	147,252	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1759/1447	9/30/2011	WD	Q	I	01	215,000
GRANTOR: JUKKALA JAY H & ANGEL						
GRANTEE: JOHNS SHANE M & ALL						
1485/0462	3/14/2007	WD	Q	I		310,000
GRANTOR: MUMMERY DAVID J & DAR						
GRANTEE: JUKKALA JAY H & ANG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W7 PTO=[YR=2011] N24 W30 S24 E30$ W30 N12 W13 S57 E12 FOP=[YR=2003] S4 E18 N1 FGR=[YR=2003] E20 N23 W20 S23 $ N3 W18 $ E18 N20 E20 N25 $.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	88	3,080	
2	0811	CONCRETE B	0	100	0	0	823.00	SF	5.20	5.20	100	2003	2003	3	84	3,595	
3	0810	CONCRETE A	0	100	19	3	57.00	SF	6.50	6.50	100	2003	2003	3	84	311	

LAND DESCRIPTION

TOTAL OB/XF 6,986

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	SFR	100		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	145,000.00	145,000.00	145,000							

REVIEW DATE 10/25/2017 BY DJX Total Acres: 0.00 Total Land Value: 145,000 Market: 0 Agricultural: 0 Common: 145,000 PRINTED 08/02/2023 BY SYS