

LOT 2
PDSTRIAN ESMT PT OR 1179/1730
ISLESWORTH PB 6/300

MATTHEWS KIM E & ROBERT F
96349 MONTEGO BAY
FERNANDINA BEACH, FL 32034

2023

00-00-30-0315-0002-0000



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		

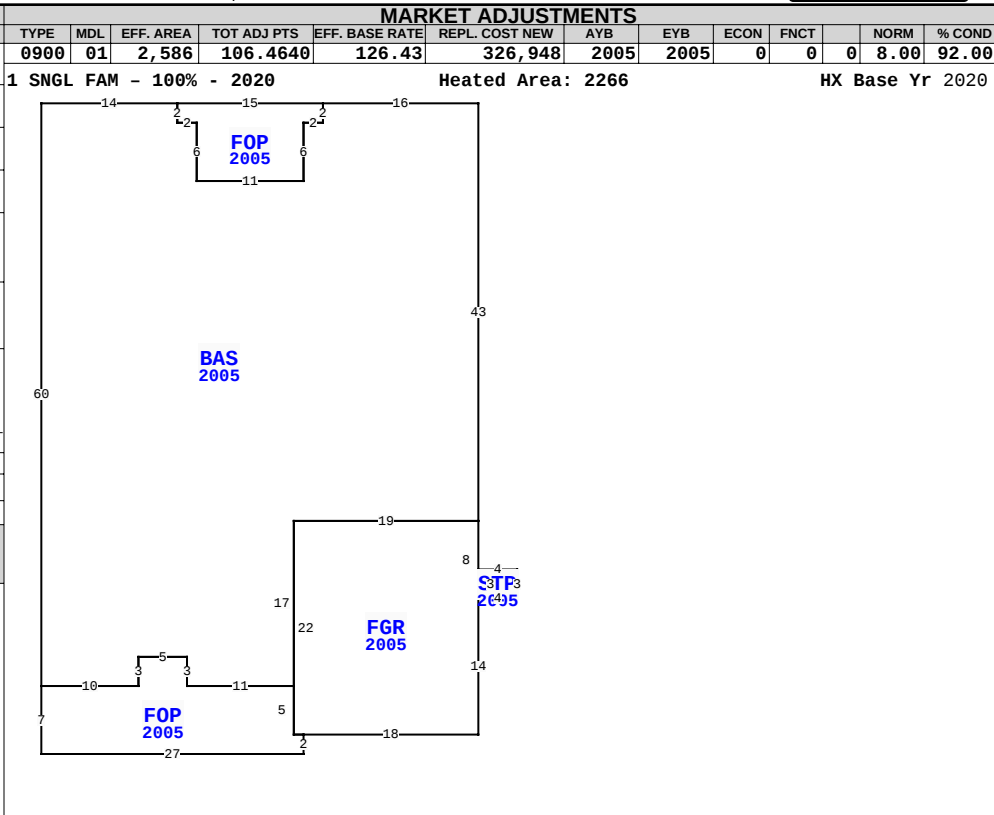
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,266	100	2,266	263,571
FGR	418	55	230	26,753
FOP	96	30	29	3,373
FOP	199	30	60	6,979
STP	12	10	1	116
TOTALS	2,991		2,586	300,792

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	2005	2005	3	90	3,150	
2	0812	CONCRETE C	0 100	0	0	1,029.00	SF	4.00	4.00	100	2005	2005	3	87	3,581	
3	0810	CONCRETE A	0 100	18	3	54.00	SF	6.50	6.50	100	2005	2005	3	87	305	

LAND DESCRIPTION

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	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							



96349 MONTEGO BAY, FERNANDINA BEACH

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

TOTAL OB/XF 7,036

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	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							

NASSAU COUNTY PROPERTY PAGE 1 of 1

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		300,792
TOTAL MARKET OB/XF VALUE		7,036
TOTAL LAND VALUE - MARKET		145,000
TOTAL MARKET VALUE		452,828
SOH/AGL Deduction		119,459
ASSESSED VALUE		333,369
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		283,369
TOTAL JUST VALUE		452,828
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		436,430

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412971	NEW CONSTR	163,079	06/01/2004
R046265	REPAIR/RRF	1,300	06/01/2004

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2272/0628	4/30/2019	WD	Q	I	02	350,000

SALES DATA

GRANTOR: 315 REAL ESTATE CAPIT	
GRANTEE: MATTHEWS KIM E & RO	
2232/1521	10/18/2018 WD U I 37 255,000
GRANTOR: COGGINS J PETER	
GRANTEE: 315 REAL ESTATE CAP	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W16 FOP=[YR=2005] W15 S2 E2 S6 E11 N6 E2 N2\$ S2 W2 S6 W11 N6 W2 N2 W14 S60 FOP=[YR=2005] S7 E27 N2 FGR=[YR=2005] E18 N14 STP=[YR=2005] E4 N3 W4 S3\$ N8 W19 S22 E1\$ W1 N5 W11 N3 W5 S3 W10 \$ E10 N3 E5 S3 E11 N17 E19 N43 \$.