

KENNEDY PATRICIA/LOUKE CHARLES D
96376 MONTEGO BAY
FERNANDINA BEACH, FL 32034

00-00-30-0315-0006-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall16WD FR STUC 100

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floor11CLAY TILE 50

Interior Floor14CARPET 50

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms4 100

Bathrooms2 100

Frame02WOOD FRAME 100

Stories1. 1. 100

Units0 100

Occupancy00NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA02

NEIGHBORHOOD/LOC2027.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS2,2201002,220262,830

FGR4185523027,230

FOP24307829

TOTALS2,6622,457290,889

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100200520053903,150

20811CONCRETE B010000608.00SF5.205.20100200520053872,751

30810CONCRETE A01000084.00SF6.506.5010020052005387475

40861POOL GUNIT010000338.00SF85.0085.001002007200735214,940

50911SCRN RM A0100001,287.00SF17.5017.50100200720073357,883

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% COND TOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHAT OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZ YR CONSRV

1000100CSFRS100RS-20.000.001.00LT1.001.001.00145,000.00145,000.00145,000

REVIEW DATE10/25/2017BYDJXTotal Acres: 0.00Total Land Value: 145,000Market: 0Agricultural: 0Common: 145,000PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREAEFF. BASE RATEEYB ECON FNCTNORM % COND

0900012,457108.9600129.39317,91120052005008.5091.50

1 SNGL FAM - 100% - 2021

Heated Area: 2220

HX Base Yr 2021

The map shows a large rectangular lot with several smaller areas attached. The main lot is labeled 'BAS 2005' and has dimensions of 16 by 43. Attached to the top right is a smaller lot labeled 'FOP 2005' with dimensions of 4.2 by 12. Attached to the bottom left is another lot labeled 'FGR 2005' with dimensions of 19 by 22. The total heated area is 2220.

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 8Tax Dist:

BUILDING MARKET VALUE290,889

TOTAL MARKET OB/XF VALUE29,199

TOTAL LAND VALUE - MARKET145,000

TOTAL MARKET VALUE465,088

SOH/AGL Deduction113,132

ASSESSED VALUE351,956

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE301,956

TOTAL JUST VALUE465,088

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE447,456

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / V I / RSNCDSALE PRICE

2397/109610/01/2020QC U I 11100

GRANTOR: KENNEDY PATRICIA & CH

GRANTEE: KENNEDY PATRICIA &

2351/19014/03/2020WD Q I 01427,500

GRANTOR: JONES JEAN (3/4 INT)

GRANTEE: KENNEDY PATRICIA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W12 L3 D3 S5 W10 N5 U3 L3 W16 S43
FGR=[YR=2005] S22 E19 N22 W19\$ E19 S17 E9 FOP=[YR=2005] S2 E8 N2 W2 N2 W4 S2 W2\$ E2 N2 E4 S2 E10 N60\$.