

LOT 8
IN OR 1278/1631
PDSTRIAN ESMT PT OR 1179/1730

BOSKO SHIRLEY
96334 MONTEGO BAY
FERNANDINA BEACH, FL 32034

2023

00-00-30-0315-0008-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 8														
Exterior Wall	16	WD FR STUC 100	0900	01	2,594	108.4800	128.82	334,159	2004	2004	0	0	0	9.00	91.00	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2005													Heated Area: 2200													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2005													
Interior Wall	05	DRYWALL 100																											
Interior Floo	12	HARDWOOD 60																											
Interior Floo	14	CARPET 40																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	4	100																											
Bathrooms	3	100																											
Frame	02	WOOD FRAME 100																											
Stories	2.	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	1,857	100	1,857	217,689																									
FGR	585	55	322	37,747																									
FOP	53	30	16	1,876																									
FOP	188	30	56	6,565																									
FUS	343	100	343	40,208																									
TOTALS			3,026	2,594	304,085																								
EXTRA FEATURES			96334 MONTEGO BAY, FERNANDINA BEACH																										
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	2004	2004	3	89	3,115														
2	0812	CONCRETE C	0 100	0	0	1,248.00	SF	4.00	4.00	100	2004	2004	3	86	4,293														
3	0810	CONCRETE A	0 100	3	3	9.00	SF	6.50	6.50	100	2004	2004	3	86	50														
4	0861	POOL GUNIT	0 100	0	0	365.00	SF	85.00	85.00	100	2005	2005	3	44	13,651														
5	0845	KOOL DECK	0 100	0	0	690.00	SF	7.25	7.25	100	2005	2005	3	87	4,352														
6	0810	CONCRETE A	0 100	13	10	130.00	SF	6.50	6.50	100	2005	2005	3	87	735														
7	0810	CONCRETE A	0 100	9	11	99.00	SF	6.50	6.50	100	2005	2005	3	87	560														
8	0835	QUARY TILE	0 100	4	4	16.00	SF	10.00	10.00	100	2005	2005	3	87	139														
9	0810	CONCRETE A	0 100	0	0	469.00	SF	6.50	6.50	100	2005	2005	3	87	2,652														
TOTAL OB/XF 29,547																													
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												
REVIEW DATE 04/03/2023 BY DJ Total Acres: 0.00 Total Land Value: 145,000 Market: 0 Agricultural: 0 Common: 145,000 PRINTED 08/02/2023 BY SYS																													