

LOT 9
PDSTRIAN ESMT PT OR 1179/1730
ISLESWORTH PB 6/300

WALKER MICHAEL & EMILY/WALKER KAREN
96320 MONTEGO BAY
FERNANDINA BEACH, FL 32034

2023

00-00-30-0315-0009-0000



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		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	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	1,568	100	1,568	181,414
FGR	483	55	266	30,775
FOP	28	30	8	925
FOP	236	30	71	8,215
FUS	1,061	100	1,061	122,755
TOTALS	3,376		2,974	344,084

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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3
2	0811	CONCRETE B	0 100	0	0	751.00	SF	5.20	5.20	100	2003	2003	3
3	0810	CONCRETE A	0 100	21	4	84.00	SF	6.50	6.50	100	2003	2003	3

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
1	000100	C	SFR	100		RS-2	0.00	0.00	1.00	LT		1.00	1.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,974	107.0660	127.14	378,114	2003	2003	0	0	9.00	91.00
1 SNGL FAM - 100% - 2022											
Heated Area: 2629											
HX Base Yr 2022											

96320 MONTEGO BAY, FERNANDINA BEACH											
TOTAL OB/XF 6,819											

LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
145,000.00							

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	344,084		
TOTAL MARKET OB/XF VALUE	6,819		
TOTAL LAND VALUE - MARKET	145,000		
TOTAL MARKET VALUE	495,903		
SOH/AGL Deduction	4,327		
ASSESSED VALUE	491,576		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	441,576		
TOTAL JUST VALUE	495,903		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	477,258		

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
2451/0841	4/12/2021	WD Q	I 01
GRANTOR: VERLINDE ELIZABETH A			
GRANTEE: WALKER KAREN K & MI			
2017/0308	11/25/2015	WD Q	I 01
GRANTOR: VRANCIC DAVID G & LYN			
GRANTEE: VERLINDE ELIZABETH			
BUILDING NOTES			
BUILDING DIMENSIONS			
FOP=[YR=2003] W28 BAS=[YR=2003] W22 S21 FGR=[YR=2003] S23 E21 N23 W21 \$ E21 S26 E11 FOP=[YR=2003] S4 E7 N4 W7 \$ E18 N37 W17 N4 W11 N6 \$ S6 E11 S4 E17 N10 \$ PTR= E15 FUS 2003= E12 S4 E17 S37 W12 N10 W6 S10 W11 N41 \$ W15 \$.			