

LOT 25
PDSTRIAN ESMT PT OR 1179/1730
ISLESWORTH PB 6/300

DUKE CHARLES F & JOANNE M L/E/
96152 MONTEGO BAY
FERNANDINA BEACH, FL 32034

2023

00-00-30-0315-0025-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 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

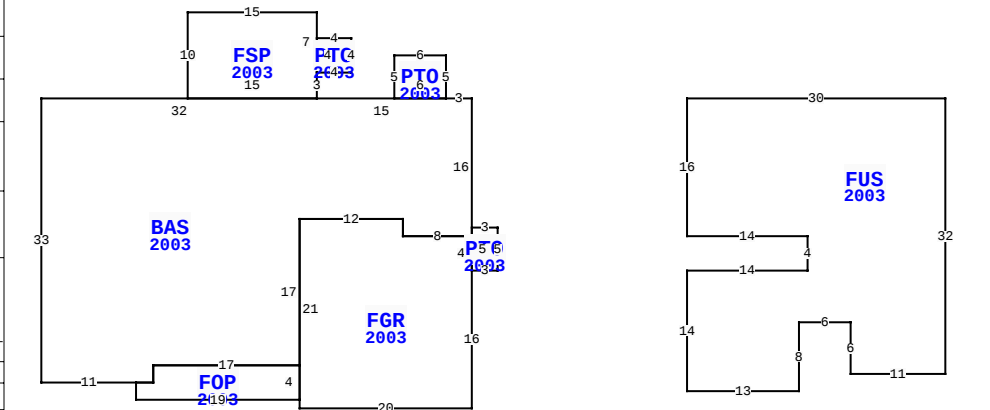
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2027.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,252	100	1,252	152,159
FGR	424	55	233	28,317
FOP	72	30	22	2,673
FSP	150	40	60	7,292
FUS	894	100	894	108,650
PTO	15	5	1	121
PTO	16	5	1	121
PTO	30	5	2	243
TOTALS	2,853		2,465	299,578

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	100	0	0	677.00	SF	5.20	5.20	
3	0810	CONCRETE A	0	100	0	0	138.00	SF	6.50	6.50	
4	0825	BRICK	0	100	0	0	127.00	SF	12.50	12.50	
5	0825	BRICK	0	100	0	0	64.00	SF	12.50	12.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	SFR POND	100		RS-2	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,465	113.0880	134.29	331,025	2003	2003	0	0	9.50	90.50
1 SNGL FAM - 100% - 2004 Heated Area: 2146 HX Base Yr 2004											



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

TOTAL OB/XF											
9,082											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
STANDARD											
VALUATION BY											
Tax Group: 8 Tax Dist:											
BUILDING MARKET VALUE											
TOTAL MARKET OB/XF VALUE											
TOTAL LAND VALUE - MARKET											
TOTAL MARKET VALUE											
SOH/AGL Deduction											
ASSESSED VALUE											
TOTAL EXEMPTION VALUE HX HB											
BASE TAXABLE VALUE											
TOTAL JUST VALUE											
NCON VALUE											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R035184	REPAIR/RRF	1,500	06/01/2003
B0363288	NEW CONSTR	158,548	05/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2584/0262	8/11/2022	LE	U	I	11	100	
GRANTOR: DUKE CHARLES F & JOAN							
GRANTEE: DUKE KATHARINE ELIZ							
1199/1527	1/06/2004	WD	U	I	21	274,500	
GRANTOR: WATSON HOME BUILDERS							
GRANTEE: DUKE CHARLES F & JO							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2003] W3 PTO=[YR=2003] N5 W6 S5 E6 \$ W15 FSP=[YR=2003] N3 PTO=[YR=2003] E4 N4 W4 S4\$ N7 W15 S10 E15\$ W32 S33 E11 FOP=[YR=2003] S2 E19 FGR=[YR=2003] S1 E20 N16 PTO=[YR=2003] E3 N5 W3 S5\$ N4 W8 N2 W12 S21\$ N4 W17 S2 W2 \$ E2 N2 E17 N17 E12 S2 E8 N16\$ PTR=E25 FUS=[YR=2003] E30 S32 W11 N6 W6 S8 W13 N14 E14 N4 W14 N16\$ W25\$.											