

LOT 30
IN OR 1299/387
PDSTRIAN ESMT PT OR 1179/1730

NICHOLS RODNEY & TERESA
96046 MONTEGO BAY
FERNANDINA BEACH, FL 32034

2023

00-00-30-0315-0030-0000



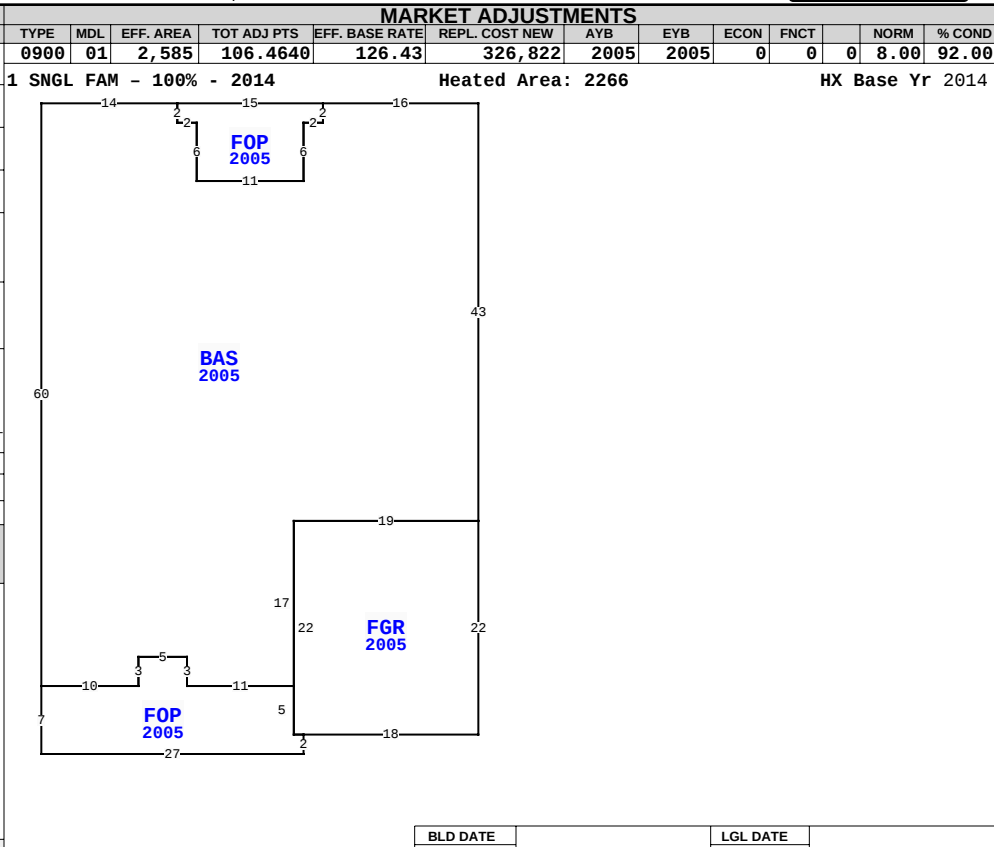
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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
TOTALS	2,979		2,585	300,676

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2005
2	0811	CONCRETE B	0 100	0	0	620.00	SF	5.20	5.20	100	2005
3	0810	CONCRETE A	0 100	18	3	54.00	SF	6.50	6.50	100	2005

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



TOTAL OB/XF 6,260											
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	300,676		
TOTAL MARKET OB/XF VALUE	6,260		
TOTAL LAND VALUE - MARKET	152,250		
TOTAL MARKET VALUE	459,186		
SOH/AGL Deduction	166,139		
ASSESSED VALUE	293,047		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	243,047		
TOTAL JUST VALUE	459,186		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	442,786		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412605	NEW CONSTR	162,059	04/01/2004

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
1299/0387	3/02/2005	WD Q	I 253,900
GRANTOR: RICHMOND AMERICAN HOM			
GRANTEE: NICHOLS RODNEY & TE			
1259/1920	9/17/2004	WD U	V 19 725,200
GRANTOR: MEADOWFIELD OF JACKSO			
GRANTEE: RICHMOND AMERICAN H			

BUILDING NOTES											
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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 N22 W19 S22 E1\$ W1 N5 W11 N3 W5 S3 W10\$ E10 N3 E5 S3 E11 N17 E19 N43\$.											