

LOT 31
PDSTRIAN ESMT PT OR 1179/1730
ISLESWORTH PB 6/300

CRISCI CAROL A
96032 MONTEGO BAY
FERNANDINA BEACH, FL 32034

2023

00-00-30-0315-0031-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	20	FACE BRICK 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
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NEIGHBORHOOD/LOC	2027.00
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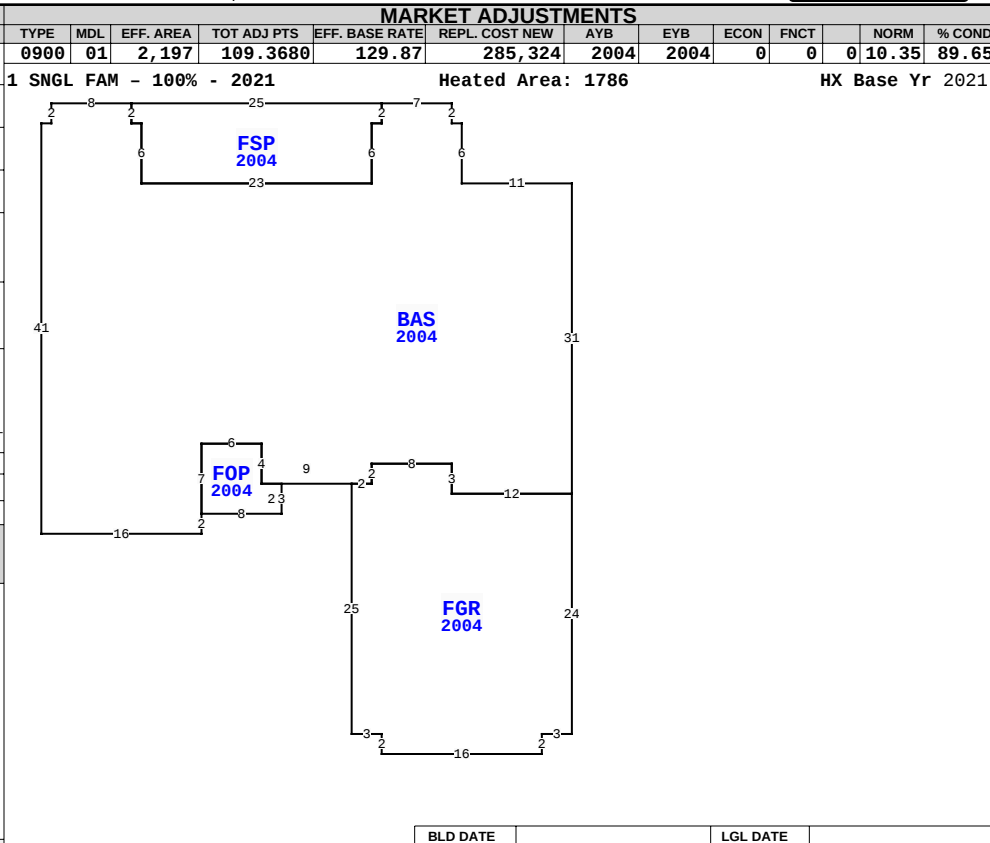
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,786	100	1,786	207,941
FGR	586	55	322	37,490
FOP	48	30	14	1,630
FSP	188	40	75	8,732
TOTALS	2,608		2,197	255,793

EXTRA FEATURES		
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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	1,206.00	SF	4.00	4.00	100	2004	2004	3	86	4,149	
3	0810	CONCRETE A	0 100	3	3	9.00	SF	6.50	6.50	100	2004	2004	3	86	50	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000134	C	SFR POND	100	

REVIEW DATE	10/26/2017	BY	DJX
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96032 MONTEGO BAY, FERNANDINA BEACH

TOTAL OB/XF										
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115	
1,206.00	SF	4.00	4.00	100	2004	2004	3	86	4,149	
9.00	SF	6.50	6.50	100	2004	2004	3	86	50	

TOTAL OB/XF											7,314	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA	
RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.05	145,000.00	152,250.00	:	

Total Acres: 0.00	Total Land Value: 152,250	Market: 0	Agricultural: 0	Common: 152,250
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NASSAU COUNTY PROPERTY					PAGE 1 of 1		8
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 8				Tax Dist:			
BUILDING MARKET VALUE				255,793			
TOTAL MARKET OB/XF VALUE				7,314			
TOTAL LAND VALUE - MARKET				152,250			
TOTAL MARKET VALUE				415,357			
SOH/AGL Deduction				84,760			
ASSESSED VALUE				330,597			
TOTAL EXEMPTION VALUE				HX HB 50,000			
BASE TAXABLE VALUE				280,597			
TOTAL JUST VALUE				415,357			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				401,292			
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