

LOT 37
IN OR 1882/1392
PDSTRIAN ESMT PT OR 1179/1730

POTOCHNAK MICHAEL/LINDSEY LAURA K
96019 MONTEGO BAY
FERNANDINA BEACH, FL 32034

2023

00-00-30-0315-0037-0000



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	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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
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NEIGHBORHOOD/LOC	2027.00
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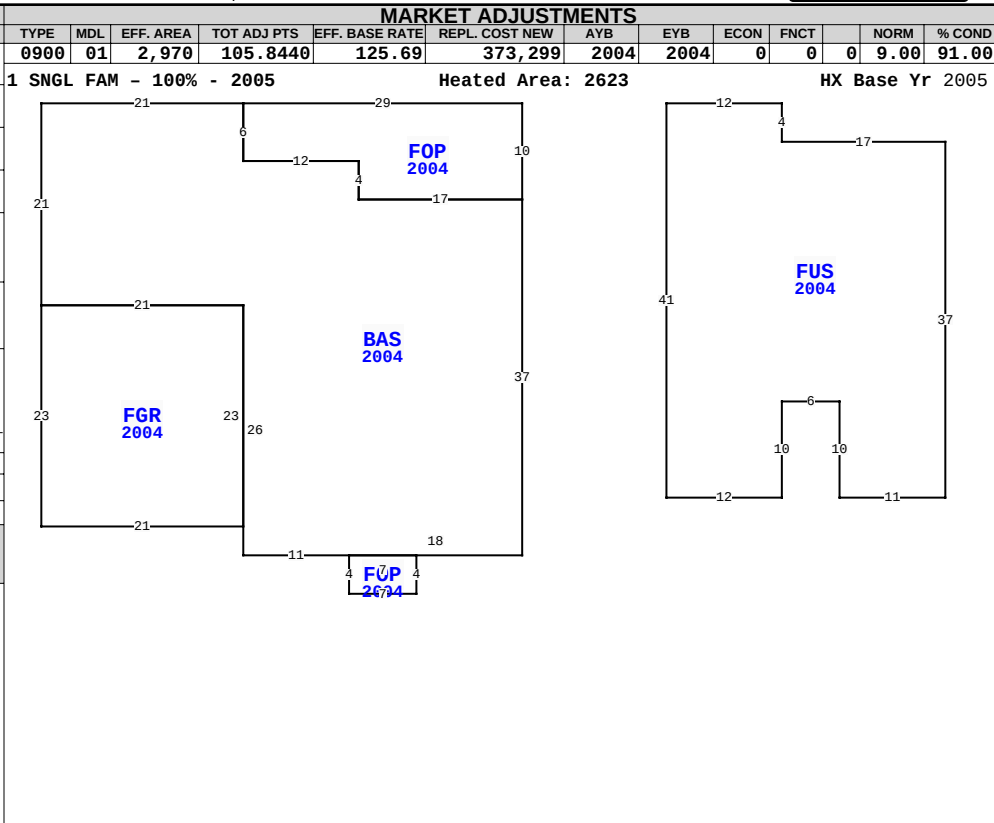
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,562	100	1,562	178,658
FGR	483	55	266	30,425
FOP	28	30	8	915
FOP	242	30	73	8,349
FUS	1,061	100	1,061	121,355
TOTALS	3,376		2,970	339,702

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0811	CONCRETE B	0 100	0	0	737.00	SF	5.20	5.20	100	2004	2004	3	86	3,296	
3	0810	CONCRETE A	0 100	20	3	60.00	SF	6.50	6.50	100	2004	2004	3	86	335	

LAND DESCRIPTION			TOTAL OB/XF 6,746													
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
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

REVIEW DATE	10/26/2017	BY	DJX
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96019 MONTEGO BAY, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF 6,746																
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
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

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
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REVIEW DATE	10/26/2017	BY	DJX
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Total Acres:	0.00	Total Land Value:	145,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY										PAGE 1 of 1	8
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VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		339,702
TOTAL MARKET OB/XF VALUE		6,746
TOTAL LAND VALUE - MARKET		145,000
TOTAL MARKET VALUE		491,448
SOH/AGL Deduction		245,647
ASSESSED VALUE		245,801
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		195,801
TOTAL JUST VALUE		491,448
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		473,025

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412244	NEW CONSTR	187,744	01/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1882/1392	9/23/2013	QC	U	I	11	100

GRANTOR: POTOCHNAK MICHAEL						
GRANTEE: POTOCHNAK MICHAEL &						
1259/1920	9/17/2004	WD	U	V	19	725,200
GRANTOR: MEADOWFIELD OF JAX IN						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES						
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BUILDING DIMENSIONS						
FOP=[YR=2004] W29 BAS=[YR=2004] W21 S21 FGR=[YR=2004] S23 E21 N23 W21\$ E21 S26 E11 FOP=[YR=2004] S4 E7 N4 W7\$ E18 N37 W17 N4 W12 N6\$ S6 E12 S4 E17 N10\$ PTR=E15 FUS=[YR=2004] E12 S4 E17 S37 W11 N10 W6 S10 W12 N41\$ W15\$.						