

LOT 43
PDSTRIAN ESMT PT OR 1179/1730
ISLESWORTH PB 6/300

TAISTRA PAUL & SARAH
96097 MONTEGO BAY
FERNANDINA BEACH, FL 32034

2023

00-00-30-0315-0043-0000



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 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

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Quality	03	Quality Level 03
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DOR CODE	0100	SINGLE FAMILY
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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	1,990	100	1,990	237,210
FGR	560	55	308	36,714
FOP	53	30	16	1,907
FOP	353	30	106	12,635
FUS	343	100	343	40,886

TOTALS	3,299		2,763	329,352
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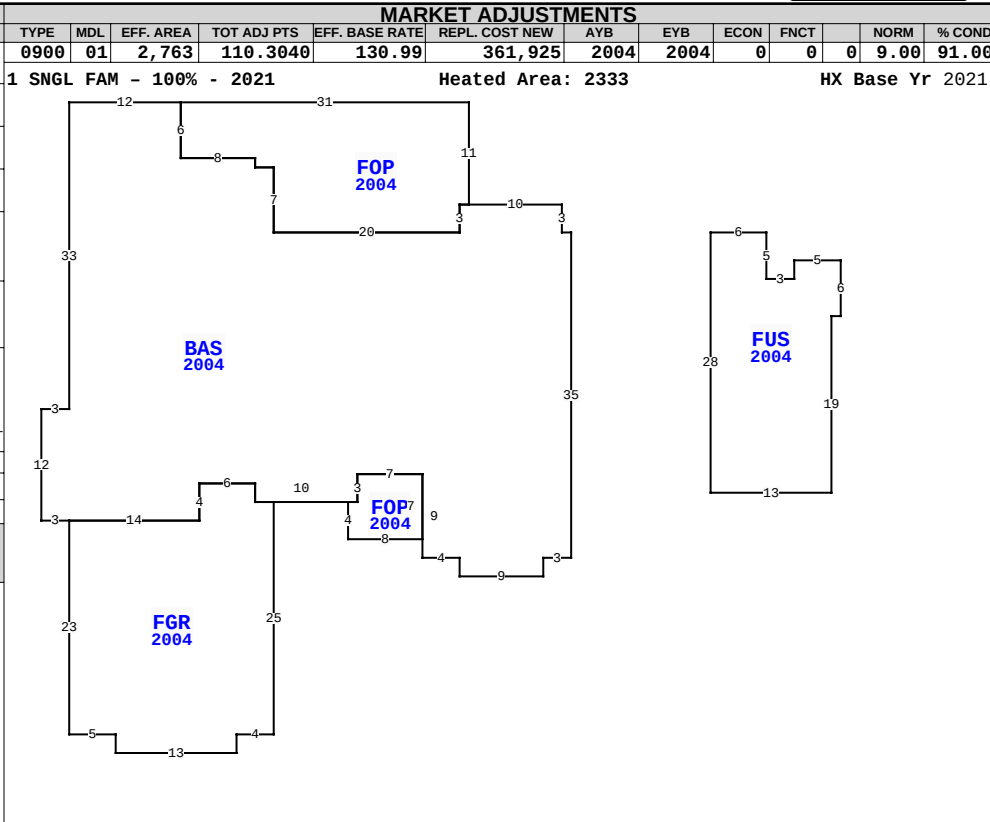
EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% 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	1,235.00	SF	4.00	4.00	100	2004	2004	3	86	4,248	
3	0810	CONCRETE A	0	100	0	0	10.00	SF	6.50	6.50	100	2004	2004	3	86	56	
4	0910	SCRN RM L	0	100	21	36	756.00	SF	15.00	15.00	100	2005	2005	3	27	3,062	
5	0861	POOL GUNIT	0	100	0	0	353.00	SF	85.00	85.00	100	2005	2005	3	44	13,202	
6	0845	KOOL DECK	0	100	0	0	477.00	SF	7.25	7.25	100	2005	2005	3	87	3,009	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	

REVIEW DATE 10/26/2017 BY DJX



96097 MONTEGO BAY, FERNANDINA BEACH

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

TOTAL OB/XF 26,692

	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	1.00	145,000.00	145,000.00	:

Total Acres: 0.00 Total Land Value: 145,000 Market: 0 Agricultural: 0 Common: 145,000

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE		329,352
TOTAL MARKET OB/XF VALUE		26,692
TOTAL LAND VALUE - MARKET		145,000
TOTAL MARKET VALUE		501,044
SOH/AGL Deduction		97,205
ASSESSED VALUE		403,839
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		353,839
TOTAL JUST VALUE		501,044
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		481,497

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PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1707262	SOLAR PANELS	16,385	08/10/2017
B0515396	XFOB	5,201	06/01/2005
B0514866	SWIM POOL	24,000	01/01/2005
B0311463	NEW CONSTR	174,216	07/01/2003
R035286	REPAIR/RRF	1,500	07/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2384/1715	8/14/2020	WD	Q	I	01	480,000
GRANTOR: KLINGE TERENCE G JR						
GRANTEE: TAISTRA PAUL & SARA						
2107/0499	3/03/2017	WD	Q	I	01	399,000
GRANTOR: CROW CHRISTOPHER D &						
GRANTEE: KLINGE TERENCE G						

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=2004] W1 N3 W10 FOP=[YR=2004] N11 W31 S6 E8 S1 E2 S7 E20 N3 E1 \$ W1 S3 W20 N7 W2 N1 W8 N6 W12 S33 W3 S12 E3 FGR=[YR=2004] S23 E5 S2 E13 N2 E4 N25 W2 N2 W6 S4 W14 \$ E14 N4 E6 S2 E10 FOP=[YR=2004] S4 E8 N7 W7 S3 W1 \$ E1 N3 E7 S9 E4 S2 E9 N2 E3 N35 \$ PTR= E15 FUS=[YR=2004] E6 S5 E3 N2 E5 S6 W1 S19 W13 N28 \$ W15 \$.

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