LOT 46
PDSTRIAN ESMT PT OR 1179/1730
ISLESWORTH PB 6/300

NUTTALL MARY A REVOCABLE TRUST/NUTTALL MARY A TRUS
96135 MONTEGO BAY
FERNANDINA BEACH, FL 32034

2023

00-00-30-0315-0046-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

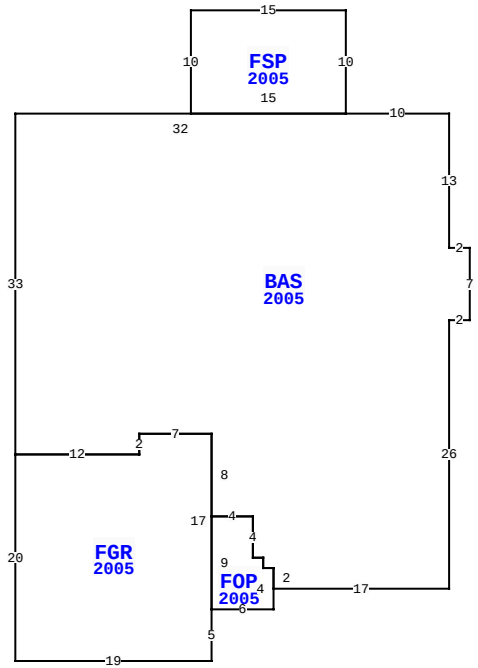
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
NEIGHBORHOOD/LOC	2027.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,652	100	1,652	201,428
FGR	394	55	217	26,459
FOP	45	30	14	1,707
FSP	150	40	60	7,316
TOTALS	2,241		1,943	236,909

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,943	114.7580	136.28	264,792	2005	2005	0	0	0	10.53	89.47

1 SNGL FAM – 100% - 2006 Heated Area: 1652 HX Base Yr 2006



96135 MONTEGO BAY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		236,909
TOTAL MARKET OB/XF VALUE		3,085
TOTAL LAND VALUE - MARKET		145,000
TOTAL MARKET VALUE		384,994
SOH/AGL Deduction		186,591
ASSESSED VALUE		198,403
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		148,403
TOTAL JUST VALUE		384,994
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		372,742

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14270	ELEC OTHER	2,000	02/01/2005
E0413977	ELEC OTHER	2,000	12/01/2004
M0409066	H/AC	0	12/01/2004
B0413049	NEW CONSTR	142,000	06/01/2004
R046308	REPAIR/RRF	1,300	06/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2652/1755	6/06/2023	WD	Q	I	01	100
GRANTOR: NUTTALL MARY A						
GRANTEE: NUTTALL MARY A REVO						
1688/1461	7/08/2010	QC	U	I	11	100
GRANTOR: NUTTALL MARY A						
GRANTEE: NUTTALL MARY A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W10 FSP=[YR=2005] N10 W15 S10 E15$ W32 S33 FGR=[YR=2005] S20 E19 N5 FOP=[YR=2005] E6 N4 W1 N1 W1 N4 W4 S9$ N17 W7 S2 W12$ E12 N2 E7 S8 E4 S4 E1 S1 E1 S2 E17 N26 E2 N7 W2 N13$.

EXTRA FEATURES

LN	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	0811	CONCRETE B	0	100	0	0	622.00	SF	5.20	5.20	100	2005	2005	3	87	2,814	
2	0810	CONCRETE A	0	100	12	4	48.00	SF	6.50	6.50	100	2005	2005	3	87	271	

LAND DESCRIPTION

TOTAL OB/XF 3,085

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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	145,000							

REVIEW DATE 10/26/2017 BY DJX Total Acres: 0.00 Total Land Value: 145,000 Market: 0 Agricultural: 0 Common: 145,000 PRINTED 08/02/2023 BY SYS