LOT 47
PDSTRIAN ESMT PT OR 1179/1730
ISLESWORTH PB 6/300

PAVELOCK RICHARD M II
96147 MONTEGO BAY
FERNANDINA BEACH, FL 32034

2023

00-00-30-0315-0047-0000

BUILDING CHARACTERISTICS

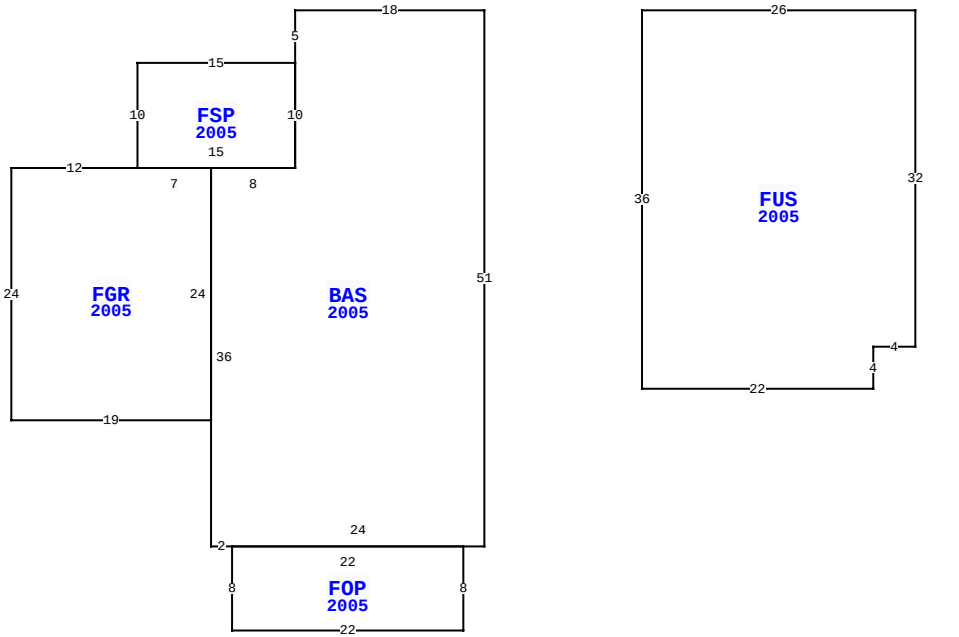
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	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
NEIGHBORHOOD/LOC	2027.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,206	100	1,206	140,772
FGR	456	55	251	29,298
FOP	176	30	53	6,186
FSP	150	40	60	7,003
FUS	920	100	920	107,388
TOTALS	2,908		2,490	290,649

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,490	107.4240	127.57	317,649	2005	2005	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2021 Heated Area: 2126 HX Base Yr 2021



96147 MONTEGO BAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		290,649
TOTAL MARKET OB/XF VALUE		7,908
TOTAL LAND VALUE - MARKET		145,000
TOTAL MARKET VALUE		443,557
SOH/AGL Deduction		47,191
ASSESSED VALUE		396,366
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		346,366
TOTAL JUST VALUE		443,557
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		426,986

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0509684	H/AC	0	05/01/2005
E14748	ELEC OTHER	5,500	04/01/2005
P0408762	OTHER	0	12/01/2004
B0413945	NEW CONSTR	162,000	10/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2525/0810	12/22/2021	QC	U	I	11	100
GRANTOR: PAVELOCK RICHARD M II						
GRANTEE: PAVELOCK RICHARD M						
2345/0993	2/18/2020	SW	U	I	12	322,400
GRANTOR: SOUNDVIEW HOME LOAN T						
GRANTEE: PAVELOCK RICHARD II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W18 S5 FSP=[YR=2005] W15 S10 FGR=[YR=2005] W12 S24 E19 N24 W7$ E15 N10$ S10 W8 S36 E2 FOP=[YR=2005] S8 E22 N8 W22$ E24 N51 $ PTR=E15 FUS=[YR=2005] E26 S32 W4 S4 W22 N36$ W15$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150	
2	0811	CONCRETE B	0	100	0	0	958.00	SF	5.20	5.20	100	2005	2005	3	87	4,334	
3	0810	CONCRETE A	0	100	0	0	75.00	SF	6.50	6.50	100	2005	2005	3	87	424	

LAND DESCRIPTION

TOTAL OB/XF 7,908

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