

LOT 49
IN OR 1303/1334
PDSTRIAN ESMT PT OR 1179/1730

ANNO WILLIAM R & PAMELA
96175 MONTEGO BAY
FERNANDINA BEACH, FL 32034

2023

00-00-30-0315-0049-0000



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 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	

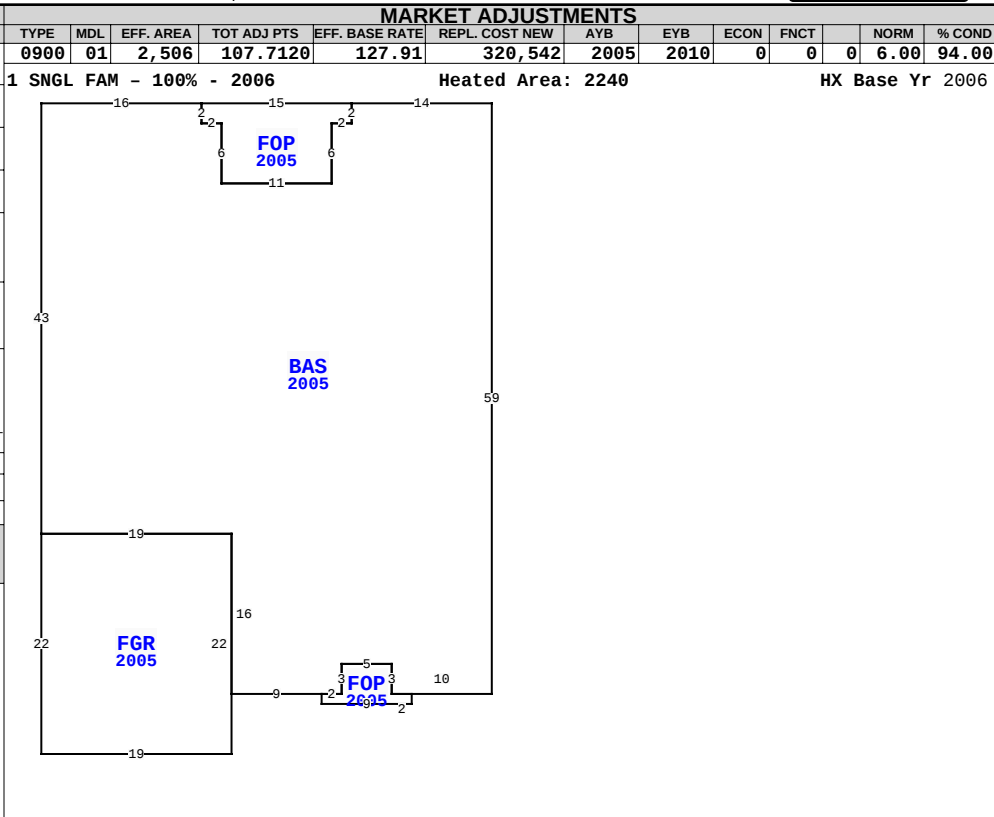
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,240	100	2,240	269,327
FGR	418	55	230	27,654
FOP	24	30	7	841
FOP	96	30	29	3,486

TOTALS	2,778	2,506	301,309
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0811	CONCRETE B	0 100	0	0	640.00	SF	5.20	
3	0810	CONCRETE A	0 100	20	3	60.00	SF	6.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RS-2	0.00	0.00	1.00

REVIEW DATE	11/23/2021	BY	RKA
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2005	2005	3	90	3,150	
100	2005	2005	3	87	2,895	
100	2005	2005	3	87	339	

TOTAL OB/XF									
6,384									

Total Acres: 0.00	Total Land Value: 145,000	Market: 0	Agricultural: 0	Common: 145,000
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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		301,309	
TOTAL MARKET OB/XF VALUE		6,384	
TOTAL LAND VALUE - MARKET		145,000	
TOTAL MARKET VALUE		452,693	
SOH/AGL Deduction		227,796	
ASSESSED VALUE		224,897	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		174,897	
TOTAL JUST VALUE		452,693	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		436,182	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20218322	REPAIR/RRF	24,347	08/01/2021
B0412550	NEW CONSTR	210,000	03/01/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1303/1334	3/22/2005	WD Q	I		
					251,400
GRANTOR: RICHMOND AMERICAN HOM					
GRANTEE: ANNO WILLIAM R & PA					
1259/1923	9/17/2004	WD U	V	19	3,384,100
GRANTOR: WATSON HOME BUILDERS					
GRANTEE: RICHMOND AMERICAN H					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] W14 FOP=[YR=2005] W15 S2 E2 S6 E11 N6 E2 N2\$ S2 W2 S6 W11 N6 W2 N2 W16 S43 FGR=[YR=2005] S22 E19 N22 W19\$ E19 S16 E9 FOP=[YR=2005] S1 E9 N1 W2 N3 W5 S3 W2\$ E2 N3 E5 S3 E10 N59\$.									