

LOT 50  
IN OR 1248/378  
PDSTRIAN ESMT PT OR 1179/1730

HILMER HENRY J & KATHLEEN B  
96191 MONTEGO BAY  
FERNANDINA BEACH, FL 32034

2023

00-00-30-0315-0050-0000



| BUILDING CHARACTERISTICS                                                                                                                      |                  |                |                                     |                      |           |             |                |                |             | MARKET ADJUSTMENTS |           |          |             |         |               |                       |            |                             |      | NASSAU COUNTY PROPERTY |      |     |    |        |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------|-------------------------------------|----------------------|-----------|-------------|----------------|----------------|-------------|--------------------|-----------|----------|-------------|---------|---------------|-----------------------|------------|-----------------------------|------|------------------------|------|-----|----|--------|--|--|--|--|--|
| ELEMENT                                                                                                                                       | CD               | CONSTRUCTION   | TYPE                                | MDL                  | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB         | EYB                | ECON      | FNCT     | NORM        | % COND  | PAGE 1 of 1 8 |                       |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Exterior Wall                                                                                                                                 | 16               | WD FR STUC 100 | 0900                                | 01                   | 2,114     | 112.2100    | 133.25         | 281,690        | 2004        | 2004               | 0         | 0        | 0           | 9.00    | 91.00         | VALUATION BY STANDARD |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Roof Structur                                                                                                                                 | 03               | GABLE/HIP 100  | 1 SNGL FAM - 100% - 2005            |                      |           |             |                |                |             |                    |           |          |             |         |               | Heated Area: 1850     |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Roof Cover                                                                                                                                    | 03               | COMP SHNGL 100 |                                     |                      |           |             |                |                |             |                    |           |          |             |         |               | HX Base Yr 2005       |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Interior Wall                                                                                                                                 | 05               | DRYWALL 100    |                                     |                      |           |             |                |                |             |                    |           |          |             |         |               |                       |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Interior Floo                                                                                                                                 | 11               | CLAY TILE 50   |                                     |                      |           |             |                |                |             |                    |           |          |             |         |               |                       |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Interior Floo                                                                                                                                 | 14               | CARPET 50      |                                     |                      |           |             |                |                |             |                    |           |          |             |         |               |                       |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 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                                                                                                                                           | 1,850            | 100            | 1,850                               | 224,327              |           |             |                |                |             |                    |           |          |             |         |               |                       |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| FGR                                                                                                                                           | 460              | 55             | 253                                 | 30,678               |           |             |                |                |             |                    |           |          |             |         |               |                       |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| FOP                                                                                                                                           | 36               | 30             | 11                                  | 1,334                |           |             |                |                |             |                    |           |          |             |         |               |                       |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| TOTALS                                                                                                                                        |                  |                | 2,346                               |                      | 2,114     | 256,338     |                |                |             |                    |           |          |             |         |               |                       |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                                |                  |                | 96191 MONTEGO BAY, FERNANDINA BEACH |                      |           |             |                |                |             |                    |           |          |             |         |               |                       |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 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           | 671.00         | SF             | 5.20        | 5.20               | 100       | 2004     | 2004        | 3       | 86            | 3,001                 |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 3                                                                                                                                             | 0810             | CONCRETE A     | 0                                   | 100                  | 21        | 3           | 63.00          | SF             | 6.50        | 6.50               | 100       | 2004     | 2004        | 3       | 86            | 352                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 4                                                                                                                                             | 0861             | POOL GUNIT     | 0                                   | 100                  | 0         | 0           | 259.00         | SF             | 85.00       | 85.00              | 100       | 2005     | 2005        | 3       | 44            | 9,687                 |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 5                                                                                                                                             | 0845             | KOOL DECK      | 0                                   | 100                  | 0         | 0           | 667.00         | SF             | 7.25        | 7.25               | 100       | 2005     | 2005        | 3       | 87            | 4,207                 |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 6                                                                                                                                             | 0910             | SCRN RM L      | 0                                   | 100                  | 34        | 24          | 816.00         | SF             | 15.00       | 15.00              | 100       | 2005     | 2005        | 3       | 27            | 3,305                 |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 7                                                                                                                                             | 0855             | CONC PAVER     | 0                                   | 100                  | 7         | 4           | 28.00          | SF             | 10.00       | 10.00              | 100       | 2005     | 2005        | 3       | 87            | 244                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                              |                  |                | TOTAL OB/XF 23,911                  |                      |           |             |                |                |             |                    |           |          |             |         |               |                       |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 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        | 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 |                  |                |                                     |                      |           |             |                |                |             |                    |           |          |             |         |               |                       |            |                             |      |                        |      |     |    |        |  |  |  |  |  |