

WINN FRANCIS & KATHLEEN
96233 MONTEGO BAY
FERNANDINA BEACH, FL 32034

00-00-30-0315-0053-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT										NORM % COND									
Exterior Wall 16 WD FR STUC 100										0900 01 2,378 109.3680 129.87 308,831 2004 2004 0 0 9.00 91.00										VALUATION BY STANDARD									
Roof Structur 03 GABLE/HIP 100										1 SNGL FAM - 100% - 2022 Heated Area: 1984 HX Base Yr 2022										Tax Group: 8 Tax Dist:									
Roof Cover 05 COMP SHNGL 100																				BUILDING MARKET VALUE 281,036									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET OB/XF VALUE 41,530									
Interior Floo 14 CARPET 80																				TOTAL LAND VALUE - MARKET 145,000									
Interior Floo 11 CLAY TILE 20																				TOTAL MARKET VALUE 467,566									
Air Condition 03 CENTRAL 100																				SOH/AGL Deduction 137,138									
Heating Type 04 AIR DUCTED 100																				ASSESSED VALUE 330,428									
Bedrooms 4 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bathrooms 2 100																				BASE TAXABLE VALUE 280,428									
Frame 02 WOOD FRAME 100																				TOTAL JUST VALUE 467,566									
Stories 1. 1. 100																				NCON VALUE 32,805									
Units 0 100																				INCOME VALUE									
Occupancy 00 NONE 100																				PREVIOUS YEAR MKT VALUE 418,875									
Quality 03 Quality Level 03																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 0100 SINGLE FAMILY																				230000107 911=835SF 22,000 02/09/2023									
MAP NUM MKT AREA 02																				2113004 SWIM POOL 0 01/01/2022									
NEIGHBORHOOD/LOC 2027.00																				B0311646 NEW CONSTR 148,793 09/01/2003									
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 1,984 100 1,984 234,472																													
FGR 544 55 299 35,336																													
FOP 57 30 17 2,009																													
FSP 164 40 66 7,800																													
FSP 29 40 12 1,418																													
TOTALS 2,778 2,378 281,036																													
EXTRA FEATURES										96233 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 0812 CONCRETE C 0 100 0 0 1,232.00 SF 4.00 4.00 100 2004 2004 3 86 4,238																													
3 0810 CONCRETE A 0 100 3 3 9.00 SF 6.50 6.50 100 2004 2004 3 86 50																													
4 0855 CONC PAVER 0 100 0 0 300.00 SF 7.00 7.00 100 2005 2005 3 87 1,827																													
5 0861 POOL GUNIT 0 100 0 0 300.00 SF 85.00 85.00 100 2022 2022 3 100 25,500																													
6 0855 CONC PAVER 0 100 0 0 680.00 SF 10.00 10.00 100 2022 2022 3 100 6,800																													
LAND DESCRIPTION										TOTAL OB/XF 41,530																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 07/19/2022 BY DJ										Total Acres: 0.00 Total Land Value: 145,000 Market: 0 Agricultural: 0 Common: 145,000										PRINTED 08/02/2023 BY SYS									