

LOT 55
IN OR 1359/1199
PDSTRIAN ESMT PT OR 1179/1730

WELSHHANS RICHARD W & CLAUDIA
96257 MONTEGO BAY
FERNANDINA BEACH, FL 32034

2023

00-00-30-0315-0055-0000



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	10	ABOVE AVG 100	0900	01	2,567	106.4640	126.43	324,546	2005	2005	0	0	0	8.00	92.00	VALUATION SUMMARY														
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2006													Heated Area: 2240														
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2006														
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		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	260,547																										
FGR	418	55	230	26,753																										
FOP	96	30	29	3,373																										
FOP	225	30	68	7,909																										
TOTALS			2,979	2,567	298,582																									
EXTRA FEATURES			96257 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	100	2005	2005	3	90	3,150															
2	0811	CONCRETE B	0	100	0	0	980.00	SF	5.20	100	2005	2005	3	87	4,434															
3	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50	100	2005	2005	3	87	339															
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 E18 FOP=[YR=2005] S2 E27 N8 W10 N3 W5 S3 W11 S6 W1\$ E1 N22 W19\$ E19 S16 E11 N3 E5 S3 E10 N59\$.																														
LAND DESCRIPTION			TOTAL OB/XF														7,923													
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																														