

BLOCK 4 LOT 5
IN OR 1274/1011
BUCKS FDNA BEACH 2 PB 3/17

MONTGOMERY EDWIN F/MONTGOMERY JENNIFER B
96076 MARSH LAKES DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-114B-0004-0050



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	16	WD FR STUC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA
		01
NEIGHBORHOOD/LOC	1043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	418	15	63	6,450
BAS	876	100	876	89,679
FOP	45	30	14	1,433
FUS	876	100	876	89,679
PTO	128	5	6	614
STR	52	10	5	512

TOTALS	2,395	1,840	188,367
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EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0820	WOOD WALK	0	0	36	3	108.00	SF	11.75	11.75	100	1985	1985
2	1243	WD DECK F	0	0	0	0	194.00	SF	8.00	8.00	100	1985	1985
3	0940	SHEDS/PORT	0	0	7	7	49.00	SF	30.00	30.00	100	2002	2002

LAND DESCRIPTION													
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
1	000800	C	MULTI-FAM	0			50.00	115.00	50.00	FF		1.00	1.00

REVIEW DATE 03/24/2017 BY DJX

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
2700	01	1,840	108.5000	129.39	238,078	1976	1976	0	0	0	20.88	79.12	
1 DUPLEX - 0% - 0 Heated Area: 1752 HX Base Yr													

2530 1ST AVE, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

NASSAU COUNTY PROPERTY													
VALUATION SUMMARY													
VALUATION BY												STANDARD	
Tax Group: 2												Tax Dist:	
BUILDING MARKET VALUE												188,367	
TOTAL MARKET OB/XF VALUE												1,127	
TOTAL LAND VALUE - MARKET												200,000	
TOTAL MARKET VALUE												389,494	
SOH/AGL Deduction												105,068	
ASSESSED VALUE												284,426	
TOTAL EXEMPTION VALUE												0	
BASE TAXABLE VALUE												284,426	
TOTAL JUST VALUE												389,494	
NCON VALUE												0	
INCOME VALUE													
PREVIOUS YEAR MKT VALUE												349,492	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20112119	WINDOWS	2,500	11/22/2011
8021352	REMODEL	8,000	08/07/2002
5540	ADDITION	2,000	08/14/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1274/1011	11/17/2004	WD	Q	I		315,000	
GRANTOR: DUKE CHARLES W & REBE							
GRANTEE: MONTGOMERY EDWIN F							
0542/1006	5/09/1988	WD	Q	I		87,200	
GRANTOR: STANLEY NEWMAN & C							
GRANTEE: DUKE C W & FORD R A							

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W2 PTO=[YR=1993] N8 W16 S8 E16\$ W36 S24 E29 FOP=[YR=1993] S1 E9 N5 W9 S4\$ N4 E9 N20\$ PTR= E15 BAL=[YR=1993] E3 STR=[YR=1993] N4 E13 S4 W13\$ E13 N4 E4 S7 E18 S9 FUS=[YR=1993] S20 W9 S4 W29 N24 E38\$ W38 N12\$ W15\$.													

TOTAL OB/XF													
1,127													
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
1	000800	C	MULTI-FAM	0			50.00	115.00	50.00	FF		1.00	1.00

Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS