

LOT 25
PRESERVE @ SUMMER BEACH #1A
PB 6/399

2000 REVOCABLE TRUST OF MONTAGUE CHRISTINE HALL/MO
C/O MONTAGUE CHRISTINE HALL, 95072 WILLET WAY
FERNANDINA BEACH, FL 32034

2023

00-SB-30-1671-0025-0000



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										
Exterior Wall	16	WD FR STUC 70	0500	01	2,628	124.0848	176.82	464,683	2005	2005	0	0	8.50	91.50											
Exterior Wall	15	CONC BLOCK 30	1 SFR CUST - 100% - 2008													Heated Area: 2201									
Roof Structure	08	IRREGULAR 100														HX Base Yr 2008									
Roof Cover	07	CONC TILE 100																							
Interior Wall	05	DRYWALL 100																							
Interior Floor	11	CLAY TILE 70																							
Interior Floor	14	CARPET 30																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		3 100																							
Bathrooms		3.5 100																							
Frame	02	WOOD FRAME 100																							
Stories	1.	1. 100																							
Units		0 100																							
Quality			04	Quality Level 04																					
DOR CODE			0100	SINGLE FAMILY																					
MAP NUM				MKT AREA			03																		
NEIGHBORHOOD/LOC			3021.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	306	100	306	49,508																					
BAS	1,895	100	1,895	306,593																					
FGR	462	55	254	41,094																					
FOP	527	30	158	25,563																					
UOP	75	20	15	2,427																					
TOTALS			3,265	2,628	425,185																				
EXTRA FEATURES			95072 WILLET WAY, 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	2005	2005	3	90	3,150										
2	0810	CONCRETE A	0 100	0	0	411.00	SF	6.50	6.50	100	2005	2005	3	87	2,324										
3	0810	CONCRETE A	0 100	13	3	39.00	SF	6.50	6.50	100	2005	2005	3	87	221										
4	0855	CONC PAVER	0 100	0	0	273.00	SF	10.00	10.00	100	2005	2005	3	87	2,375										
5	0472	VF 2 RAIL	0 100	0	0	1.00	LF	15.00	15.00	100	2005	2005	3	69	10										
6	1126	CB/STC 8"	0 100	0	0	292.00	SF	8.00	8.00	100	2005	2005	3	87	2,032										
7	0911	SCRN RM A	0 100	0	0	556.00	SF	8.75	8.75	100	2009	2009	3	45	2,189										
LAND DESCRIPTION			TOTAL OB/XF 12,301																						
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			0.00	0.00	1.00	LT		1.00	1.00	1.00	135,000.00	135,000.00	135,000								
REVIEW DATE 08/19/2019 BY DJA Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 08/02/2023 BY SYS																									

VALUATION BY STANDARD

Tax Group: 8 Tax Dist:

BUILDING MARKET VALUE 425,185

TOTAL MARKET OB/XF VALUE 12,301

TOTAL LAND VALUE - MARKET 135,000

TOTAL MARKET VALUE 572,486

SOH/AGL Deduction 195,600

ASSESSED VALUE 376,886

TOTAL EXEMPTION VALUE HX HB WX 55,000

BASE TAXABLE VALUE 321,886

TOTAL JUST VALUE 572,486

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 538,488

PERMIT NUM DESCRIPTION AMT ISSUED

B22424 XFOB 7,650 04/01/2009

E14308 ELEC OTHER 2,000 02/01/2005

M09207 MECH OTHER 0 02/01/2005

R07064 REPAIR/RRF 18,000 02/01/2005

B0413432 NEW CONSTR 218,232 08/01/2004

SALES DATA

OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE

2439/1761 2/22/2021 WD U I 11 100

GRANTOR: MONTAGUE CHRISTINE

GRANTEE: 2000 REVOCABLE TRUS

1374/0425 12/15/2005 WD Q I 519,500

GRANTOR: THE PRESERVE AT SUMME

GRANTEE: MONTAGUE ROBERT T &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W40 S7 UOP=[YR=2005] W5 S15 E5 FOP=[YR=2005] S13 E12 S29 BAS=[YR=2005] W12 S23 E3 S1 E7 N1 E3N23 W1 \$ E1 S21 E6 FGR=[YR=2005] S5 E21 N22 W21 S17 \$ N50 E3 N4 W7 N4 W5 N5 W10 \$ N15 \$ S15 E10 S5 E5 S4 E7 S4 W3 S33 E21 N68 \$.