

LOT 3 IN OR 2153/1005
(EX R/W OR 384/431)
E V SCOTT SUB UNR

ANDREWS WANDA D
96180 MONTEREY ST
FERNANDINA BEACH, FL 32034

2023

46-3N-28-5105-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	13	LVT/LAMMT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4020.00	

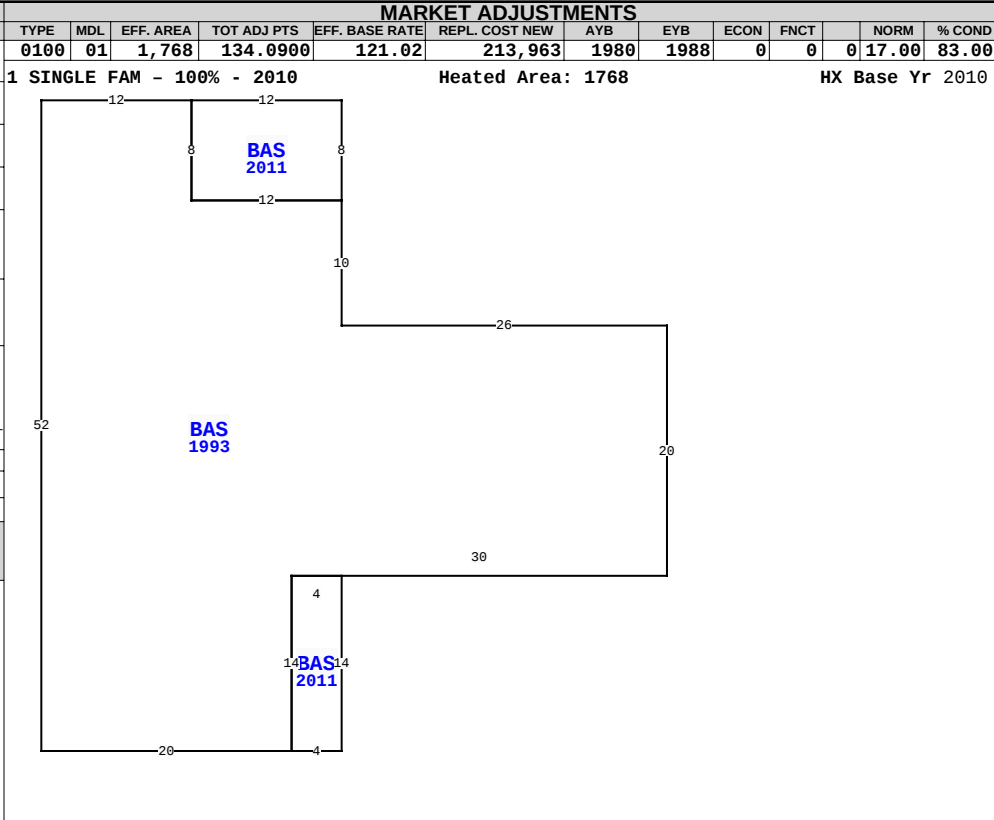
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,616	100	1,616	162,321
BAS	56	100	56	5,625
BAS	96	100	96	9,643

TOTALS	1,768	1,768	177,589
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	161.00	SF	6.50
2	0510	GARAGE WD-	0	100	24	44	1,056.00	SF	52.50
4	0855	CONC PAVER	0	100	26	13	338.00	SF	7.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100		RS-1	0.00	0.00	0.94

REVIEW DATE 01/19/2023 BY DJA



96180 MONTEREY ST, FERNANDINA BEACH	BLD DATE	LGL DATE	06/05/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0810	CONCRETE A	0	100	0	0	161.00	SF	6.50	6.50	100	1986	1986	3	52	544	
2	0510	GARAGE WD-	0	100	24	44	1,056.00	SF	52.50	52.50	100	1990	1990	3	20	11,088	
4	0855	CONC PAVER	0	100	26	13	338.00	SF	7.50	7.50	100	2010	2010	3	92	2,332	

TOTAL OB/XF										13,964							
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
1	000115	C	SFR ACRES	100		RS-1	0.00	0.00	0.94	AC		1.00	1.00	1.00	80,000.00	80,000.00	75,200

Total Acres: 0.94 Total Land Value: 75,200 Market: 0 Agricultural: 0 Common: 75,200

NASSAU COUNTY PROPERTY										PAGE 1 of 1							
VALUATION SUMMARY										4							
VALUATION BY										STANDARD							
Tax Group: 4										Tax Dist:							
BUILDING MARKET VALUE										177,589							
TOTAL MARKET OB/XF VALUE										13,964							
TOTAL LAND VALUE - MARKET										75,200							
TOTAL MARKET VALUE										266,753							
SOH/AGL Deduction										150,421							
ASSESSED VALUE										116,332							
TOTAL EXEMPTION VALUE										55,000							
BASE TAXABLE VALUE										61,332							
TOTAL JUST VALUE										266,753							
NCON VALUE										0							
INCOME VALUE																	
PREVIOUS YEAR MKT VALUE										239,307							

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1706810	REPAIR/RRF	1,400	10/01/2017
6704	GARAGE	17,952	09/04/1990
6925	NEW CONSTR	2,000	09/04/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2153/1005	10/24/2017	QC	U	I	11	100	
GRANTOR: ANDREWS WANDA D							
GRANTEE: BARTLETT GEORGE L &							
2135/0993	7/15/2017	QC	U	I	11	190,000	
GRANTOR: BARTLETT GEORGE L							
GRANTEE: ANDREWS WANDA D							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W26 N10 BAS=[YR=2011] N8 W12 S8 E12 \$ W12 N8 W12 S52 E20 BAS=[YR=2011] E4 N14 W4 S14 \$ N14 E30 N20 \$.									

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