

LOT 4 IN OR 446/517
(EX R/W OR 384/431)
E V SCOTT SUB UNR

BURBANK WILLIAM H & LINDSAY A
96179 MONTEREY ST
FERNANDINA BEACH, FL 32035

2023

46-3N-28-5105-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality 04 Quality Level 04

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
BAL	100	15	15	1,446
BAS	2,624	100	2,624	252,922
BAS	256	100	256	24,675
FOP	48	30	14	1,350
FOP	248	30	74	7,133
FUS	1,400	100	1,400	134,943
UDG	624	55	343	33,061

TOTALS 5,300 4,726 455,529

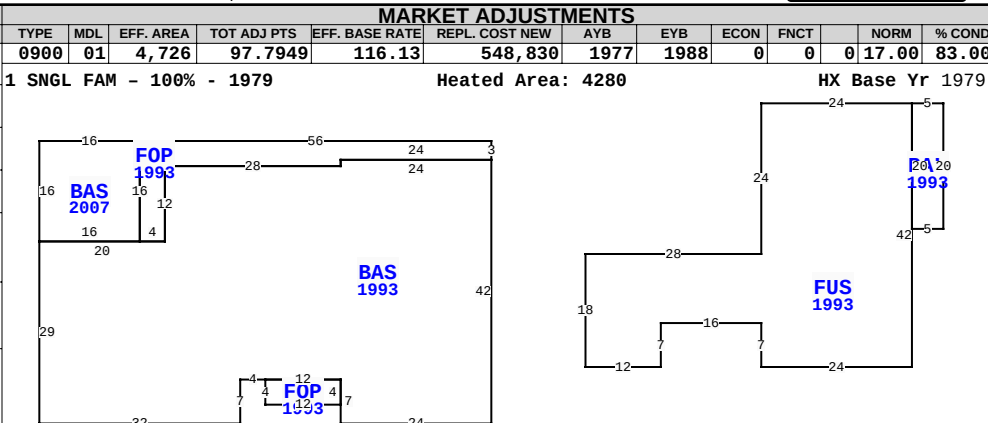
EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
3	0300	BOAT DCK W	0 100	0	0	580.00	SF	40.00	40.00	100	2000	2000	3	29	6,728	
4	0861	POOL GUNIT	0 100	36	18	648.00	SF	85.00	85.00	100	1993	1993	3	20	11,016	
5	0845	KOOL DECK	0 100	0	0	984.00	SF	7.25	7.25	100	1993	1993	3	68	4,851	
6	0812	CONCRETE C	0 100	0	0	3,300.00	SF	4.00	4.00	100	1993	1993	3	68	8,976	
7	0810	CONCRETE A	0 100	10	10	100.00	SF	6.50	6.50	100	1996	1996	3	73	475	
8	0303	FLT DOCK W	0 100	20	10	200.00	SF	26.00	26.00	100	2001	2001	3	30	1,560	
9	0311	WD GANG WY	0 100	0	0	20.00	SF	45.00	45.00	100	2001	2001	3	20	180	
10	0317	DCK PLNG W	0 100	0	0	2.00	UT	1,000.00	1,000.00	100	2000	2000	3	20	400	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000116	C	SFR MARSH	100		RS-1	140.00	326.00	140.00	FF	5	1.09	1.00	1.09	2,000.00	2,180.00	305,200						

REVIEW DATE 07/07/2020 BY KWA



BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE
06/06/2023	MLU

96179 MONTEREY ST, FERNANDINA BEACH

99179 MONTEREY ST, FERNANDINA BEACH										XF DATE INC DATE		LAND DATE AG DATE		06/06/2023	MLU
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES					
1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715						
580.00	SF	40.00	40.00	100	2000	2000	3	29	6,728						
648.00	SF	85.00	85.00	100	1993	1993	3	20	11,016						
984.00	SF	7.25	7.25	100	1993	1993	3	68	4,851						
3,300.00	SF	4.00	4.00	100	1993	1993	3	68	8,976						
100.00	SF	6.50	6.50	100	1996	1996	3	73	475						
200.00	SF	26.00	26.00	100	2001	2001	3	30	1,560						
20.00	SF	45.00	45.00	100	2001	2001	3	20	180						
2.00	UT	1,000.00	1,000.00	100	2000	2000	3	20	400						

LAND DESCRIPTION

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REVIEW DATE 07/07/2020 BY KWA

NASSAU COUNTY PROPERTY PAGE 1 of 1 4															
VALUATION SUMMARY															
VALUATION BY								STANDARD							
Tax Group: 4								Tax Dist:							
BUILDING MARKET VALUE								455,529							
TOTAL MARKET OB/XF VALUE								35,901							
TOTAL LAND VALUE - MARKET								305,200							
TOTAL MARKET VALUE								796,630							
SOH/AGL Deduction								507,884							
ASSESSED VALUE								288,746							
TOTAL EXEMPTION VALUE								50,000							
BASE TAXABLE VALUE								238,746							
TOTAL JUST VALUE								796,630							
NCON VALUE								0							
INCOME VALUE															
PREVIOUS YEAR MKT VALUE								626,883							

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R207910	REPAIR/RRF	15,000	09/01/2020
95-0213	ADDITION	5,940	08/01/1995
00514	SWIM POOL	15,600	09/01/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2398/0486	9/29/2020	WD	U	I	11	100	
GRANTOR: BURBANK WILLIAM H III							
GRANTEE: BURBANK WILLIAM H &							
0222/0621	8/01/1976	WD	Q	V		12,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=1993] N3 W56 BAS=[YR=2007] W16 S16 BAS=[YR=1993] S29 E32 N7 E4 FOP=[YR=1993] S4 E12 N4 W12\$ E12 S7 E24 N42 W24 S1 W28 S12 W20\$E16 N16\$ S16 E4 N12 E28 N1 E24\$ PTR= S15 E15 FUS=[YR=1993] E28 N24 E24 BAL=[YR=1993] E5 S20 W5 N20\$ S42 W24 N7 W16 S7 W12 N18\$ W15 N15\$ PTR= W72 S60 UDG=[YR=1993] S24 E26 N24 W26\$ N60 E72\$.									

REVIEW DATE 07/07/2020 BY KWA Total Acres: 0.00 Total Land Value: 305,200 Market: 0 Agricultural: 0 Common: 305,200 PRINTED 08/02/2023 BY SYS