LOT 6
IN OR 379 PG 803
EX R/W OR 384/431

HALL CHESTER E SR EST
C/O LINDA M HALL, 96138 MONTEREY ST
FERNANDINA BEACH, FL 32034

2023

46-3N-28-5105-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

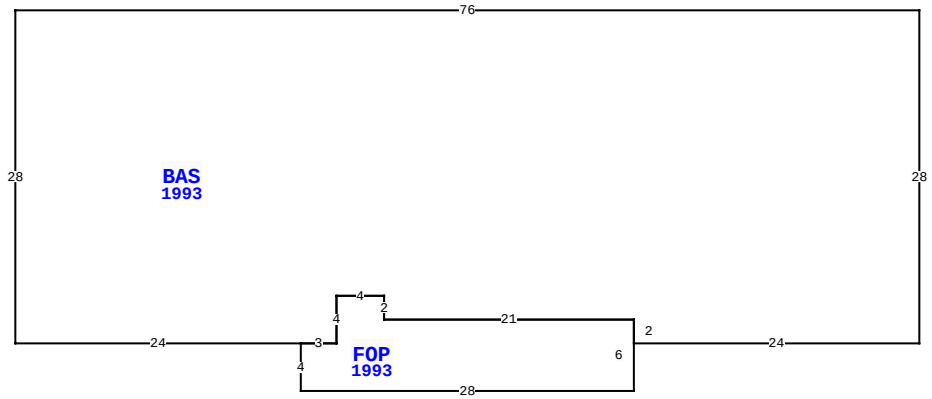
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	02	Quality Level 02
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	2,070	100	2,070	189,971
FOP	170	30	51	4,681
TOTALS	2,240		2,121	194,652

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,121	94.5896	112.33	238,252	1978	1985	0	0	0	18.30	81.70

1 SNGL FAM – 100% - 1979 Heated Area: 2070 HX Base Yr 1979



96138 MONTEREY ST, FERNANDINA BEACH

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	06/05/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		194,652
TOTAL MARKET OB/XF VALUE		94
TOTAL LAND VALUE - MARKET		80,800
TOTAL MARKET VALUE		275,546
SOH/AGL Deduction		156,378
ASSESSED VALUE		119,168
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		64,168
TOTAL JUST VALUE		275,546
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,311

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0379/0303	2/01/1983	QC	U	I		100

GRANTOR:

GRANTEE:

BUILDING NOTES

EXTRA FEATURES

LN	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	8	6	48.00	SF	6.50	6.50	100	1978	1978	3	30	94	

BUILDING DIMENSIONS

BAS=[YR=1993] W76 S28 E24 FOP=[YR=1993] S4 E28 N6 W21 N2 W4 S4 W3 $ E3 N4 E4 S2 E21 S2 E24 N28$.

LAND DESCRIPTION

TOTAL OB/XF 94

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100		RS-1	0.00	0.00	1.01	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,800							

REVIEW DATE 07/07/2020 BY KWA Total Acres: 1.01 Total Land Value: 80,800 Market: 0 Agricultural: 0 Common: 80,800 PRINTED 08/02/2023 BY SYS