LOT 10
IN OR 1856/1819
EX R/W OR 384 PG 431

MCCAIN RONALD E
96110 MONTEREY ST
FERNANDINA BEACH, FL 32034

2023

46-3N-28-5105-0010-0000

BUILDING CHARACTERISTICS

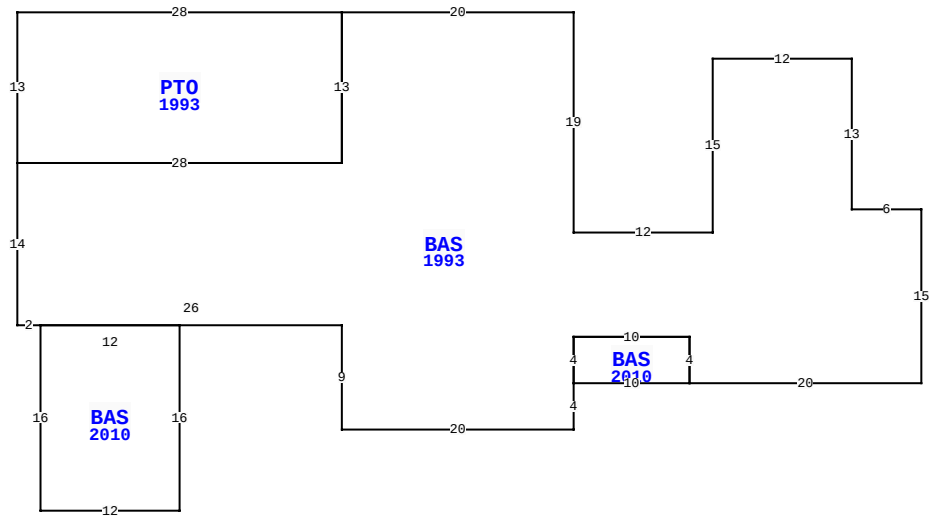
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	1,654	100	1,654	178,738
BAS	40	100	40	4,322
BAS	192	100	192	20,749
PTO	364	5	18	1,945
TOTALS	2,250		1,904	205,755

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,904	105.2030	124.93	237,867	1977	1995	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 2014 Heated Area: 1886 HX Base Yr 2014



96110 MONTEREY ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		205,755
TOTAL MARKET OB/XF VALUE		10,053
TOTAL LAND VALUE - MARKET		96,000
TOTAL MARKET VALUE		311,808
SOH/AGL Deduction		138,606
ASSESSED VALUE		173,202
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		123,202
TOTAL JUST VALUE		311,808
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		271,798

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1856/1819	5/15/2013	WD	Q	I	02	235,000
GRANTOR: MARASCO JOSEPH A JR &						
GRANTEE: MCCAIN RONALD E						
1790/1092	4/13/2012	WD	U	I	30	100
GRANTOR: MARASCO JOSEPH A & AM						
GRANTEE: MARASCO JOSEPH A JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W6 N13 W12 S15 W12 N19 W20 PTO=[YR=1993] W28 S13 E28 N13 $ S13 W28 S14 E2 BAS=[YR=2010] S16 E12 N16 W12 $ E26 S9 E20 N4 BAS=[YR=2010] E10 N4 W10 S4 $ N4 E10 S4 E20 N15 $.

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
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	
5	0810	CONCRETE A	0	100	5	20	100.00	SF	6.50	6.50	100	1980	1980	3	35	228	
6	0510	GARAGE WD-	0	100	20	24	480.00	SF	35.00	35.00	100	1998	1998	3	27	4,536	
7	0940	SHEDS/PORT	0	100	13	10	130.00	SF	30.00	30.00	100	1998	1998	3	20	780	
8	1242	WD DECK A	0	100	0	0	1,397.00	SF	10.00	10.00	100	2001	2001	3	20	2,794	

LAND DESCRIPTION

TOTAL OB/XF 10,053

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	1.20	AC		1.00	1.00	1.00	80,000.00	80,000.00	96,000							

REVIEW DATE 01/19/2023 BY DJA Total Acres: 1.20 Total Land Value: 96,000 Market: 0 Agricultural: 0 Common: 96,000 PRINTED 08/02/2023 BY SYS