

LOT 12  
IN OR 1197/985  
EX R/W OR 384/431

JONES MARION W & HELEN C  
96057 MONTEREY ST  
FERNANDINA BEACH, FL 32034

2023

46-3N-28-5105-0012-0000



| 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 4   |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Exterior Wall                                                                                                                                 | 05               | AVERAGE 100    | 0900                     | 01                   | 1,756                               | 102.0300    | 121.16         | 212,757        | 1985           | 1985               | 0       | 0           | 0      | 16.50   | 83.50           | VALUATION SUMMARY |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Roof Structur                                                                                                                                 | 03               | GABLE/HIP 100  | 1 SNGL FAM - 100% - 1986 |                      |                                     |             |                |                |                |                    |         |             |        |         |                 | Heated Area: 1580 |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Roof Cover                                                                                                                                    | 03               | COMP SHNGL 100 |                          |                      |                                     |             |                |                |                |                    |         |             |        |         |                 | HX Base Yr 1986   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Interior Wall                                                                                                                                 | 05               | DRYWALL 100    |                          |                      |                                     |             |                |                |                |                    |         |             |        |         |                 |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Interior Floo                                                                                                                                 | 14               | CARPET 80      |                          |                      |                                     |             |                |                |                |                    |         |             |        |         |                 |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Interior Floo                                                                                                                                 | 13               | LVT/LAMNT 20   |                          |                      |                                     |             |                |                |                |                    |         |             |        |         |                 |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 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                                                                                                                                           | 1,580            | 100            | 1,580                    | 159,847              |                                     |             |                |                |                |                    |         |             |        |         |                 |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| DCK                                                                                                                                           | 204              | 10             | 20                       | 2,023                |                                     |             |                |                |                |                    |         |             |        |         |                 |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| FCP                                                                                                                                           | 456              | 25             | 114                      | 11,533               |                                     |             |                |                |                |                    |         |             |        |         |                 |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| FOP                                                                                                                                           | 140              | 30             | 42                       | 4,249                |                                     |             |                |                |                |                    |         |             |        |         |                 |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| TOTALS                                                                                                                                        |                  |                | 2,380                    | 1,756                | 177,652                             |             |                |                |                |                    |         |             |        |         |                 |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                                |                  |                |                          |                      | 96057 MONTEREY ST, 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             |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 3                                                                                                                                             | 0810             | CONCRETE A     | 0 100                    | 0                    | 0                                   | 156.00      | SF             | 6.50           | 6.50           | 100                | 1985    | 1985        | 3      | 49.5    | 502             |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 4                                                                                                                                             | 0825             | BRICK          | 0 100                    | 10                   | 3                                   | 30.00       | SF             | 12.50          | 12.50          | 100                | 1985    | 1985        | 3      | 82      | 308             |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 6                                                                                                                                             | 0820             | WOOD WALK      | 0 100                    | 8                    | 3                                   | 24.00       | SF             | 11.75          | 11.75          | 100                | 1997    | 1997        | 3      | 40      | 113             |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 7                                                                                                                                             | 0810             | CONCRETE A     | 0 100                    | 11                   | 11                                  | 121.00      | SF             | 6.50           | 6.50           | 100                | 1997    | 1997        | 3      | 75      | 590             |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 8                                                                                                                                             | 0920             | CWALL-WD/M     | 0 100                    | 0                    | 0                                   | 34.00       | LF             | 390.00         | 390.00         | 100                | 1997    | 1997        | 3      | 20      | 2,652           |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 9                                                                                                                                             | 0810             | CONCRETE A     | 0 100                    | 0                    | 0                                   | 453.00      | SF             | 5.20           | 5.20           | 100                | 1997    | 1997        | 3      | 75      | 1,767           |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 10                                                                                                                                            | 0510             | GARAGE WD-     | 0 100                    | 23                   | 30                                  | 690.00      | SF             | 35.00          | 35.00          | 100                | 2001    | 2001        | 3      | 30      | 7,245           |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 11                                                                                                                                            | 0300             | BOAT DCK W     | 0 100                    | 0                    | 0                                   | 512.00      | SF             | 0.40           | 0.40           | 100                | 1990    | 1990        | 3      | 20      | 41              |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 12                                                                                                                                            | 0303             | FLT DOCK W     | 0 100                    | 15                   | 15                                  | 225.00      | SF             | 0.26           | 0.26           | 100                | 2001    | 2001        | 3      | 30      | 18              |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 13                                                                                                                                            | 0311             | WD GANG WY     | 0 100                    | 0                    | 0                                   | 20.00       | SF             | 0.45           | 0.45           | 100                | 2001    | 2001        | 3      | 20      | 2               |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                              |                  |                |                          |                      | TOTAL OB/XF 13,238                  |             |                |                |                |                    |         |             |        |         |                 |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| L N                                                                                                                                           | USE CODE         | CLS            | LAND USE DESCRIPTION     | CAP                  | R D                                 | LOC ZONE    | FRONT          | DEPTH          | TOT LND UTS    | UNIT TYPE          | D T     | DPHT FACT   | % 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        | 163.00         | 281.00         | 163.00         | FF                 | 5       | 1.05        | 1.00   | 1.05    | 2,000.00        | 2,100.00          | 342,300    |                             |      |                        |      |     |    |        |  |  |  |  |  |
| REVIEW DATE 12/21/2018 BY KWX Total Acres: 0.00 Total Land Value: 342,300 Market: 0 Agricultural: 0 Common: 342,300 PRINTED 08/02/2023 BY SYS |                  |                |                          |                      |                                     |             |                |                |                |                    |         |             |        |         |                 |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |