

LOT 13
IN OR 2170/357
EX R/W OR 384/431

LACOSS TERRY L
96015 MONTEREY ST
FERNANDINA BEACH, FL 32034

2023

46-3N-28-5105-0013-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4020.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	240	15	36	4,408
BAS	1,360	100	1,360	166,538
DCK	84	10	8	980
FGR	480	55	264	32,328
FOP	32	30	10	1,224
FUS	400	100	400	48,982
UOP	240	20	48	5,878

TOTALS	2,836		2,126	260,339
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1985
6	0300	BOAT DCK W	0 100	0	0	800.00	SF	40.00	40.00	100	2017
7	0855	CONC PAVER	0 100	0	0	1,376.00	SF	8.50	8.50	100	2006

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000116	C	SFR MARSH	100		RS-1	162.00	272.00	162.00	FF	5

REVIEW DATE	12/21/2018	BY	KW
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,126	112.7000	133.83	284,523	1985	2005	0	0	8.50	91.50
1 SNGL FAM - 100% - 2019 Heated Area: 1760 HX Base Yr 2019											

96015 MONTEREY ST, FERNANDINA BEACH	BLD DATE	LGL DATE	06/06/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
40,232											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		260,339	
TOTAL MARKET OB/XF VALUE		40,232	
TOTAL LAND VALUE - MARKET		333,720	
TOTAL MARKET VALUE		634,291	
SOH/AGL Deduction		343,313	
ASSESSED VALUE		290,978	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		235,978	
TOTAL JUST VALUE		634,291	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		503,415	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1707097	REPAIR/RRF	4,000	11/01/2017
B013030	REPAIR/RRF	5,000	02/01/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2170/0357	1/09/2018	WD	Q	I	01
GRANTOR: MCCLELLAN KATHLEEN D					SALE PRICE
GRANTEE: LACOSS TERRY L					442,000
2011/1812	10/28/2015	WD	U	I	11
GRANTOR: MCCLELLAN KATHLEEN					100
GRANTEE: KATHLEEN D MCCLELLA					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W20 UOP=[YR=1993] N4 W20 DCK=[YR=1993] W4 S21 FGR=[YR=1993] W16 S24 E20 N24W4 \$ E4 N21 \$ S12 E20 N8 \$ S8 W20 S30E20 FOP=[YR=1993] S4 E8 N4 W8 \$ E20 N38 \$ PTR=E15 FUS=[YR=1993] S20 E20 N20 BAL=[YR=1993] N12 W20 S12 E20\$ W20\$ W15\$.											

Total Acres: 0.00	Total Land Value: 333,720	Market: 0	Agricultural: 0	Common: 333,720	PRINTED 08/02/2023 BY SYS
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