

LOT 15 IN OR 2326/1863
(EX R/W OR 384/431)
E V SCOTT SUB UNR

REYNOLDS ALEXIS C CARLSON
96001 MONTEREY ST
FERNANDINA BEACH, FL 32034-1686

2023

46-3N-28-5105-0015-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	06 BD/BATTEN 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 50
Interior Wall	06 CUST PANEL 50
Interior Floo	02 HARDWOOD 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	02 WOOD FRAME 100
Stories	2. 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
NEIGHBORHOOD/LOC	4020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100	1,352	150,948
FCP	288	25	72	8,039
FSP	48	40	19	2,121
FUS	392	100	392	43,766
STP	187	10	19	2,121
UGR	288	45	130	14,514
UOP	52	20	10	1,116
UST	96	45	43	4,801
TOTALS	2,703		2,037	227,426

EXTRA FEATURES	
L N	OB/UF CODE
11	0500
12	0920
13	0825
15	0322
16	0300
17	0350
18	0855
19	0855
20	0317
21	0310

LAND DESCRIPTION	
L N	USE CODE
1	000116

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,037	112.6020	133.71	272,367	1977	2000	0	0	16.50	83.50
1 SNGL FAM - 0% - 0 Heated Area: 1744 HX Base Yr											
96001 MONTEREY ST, FERNANDINA BEACH											

TOTAL OB/UF	
121,555	
TOTAL OB/UF	
121,555	

TOTAL OB/UF	
121,555	

NASSAU COUNTY PROPERTY	
PAGE 1 of 2	
VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	249,678
TOTAL MARKET OB/UF VALUE	125,174
TOTAL LAND VALUE - MARKET	415,800
TOTAL MARKET VALUE	790,652
SOH/AGL Deduction	179,048
ASSESSED VALUE	611,604
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	611,604
TOTAL JUST VALUE	790,652
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	596,958

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R07547	REPAIR/RRF	3,500	04/01/2005
R940255	REPAIR/RRF	2,600	12/01/1994
3040	NEW CONSTR	0	05/01/1988
4880	NEW CONSTR	7,417	05/01/1988

SALES DATA	
OFF RECORD Number	DATE
2326/1863	12/20/2019
GRANTOR: ODOM FRANK M III & BE	
GRANTEE: REYNOLDS ALEXIS C C	
2062/1297	7/20/2016
GRANTOR: BRAINARD WILLIAM B	
GRANTEE: ODOM FRANK M III &	

BUILDING NOTES	
BAS=[YR=1993] W18 STP=[YR=1993] N7 W17 S3 W17 S4 E34\$ W34 S8	
UST=[YR=1993] W8 S12 E8 N12\$ S18 E16 FCP=[YR=1993] S24 E12	
UGR=[YR=1993] E12 N24 W12 S24\$ N24 W12\$ E36 N10 UOP=[YR=1993]	
E4 N13 W4 S13\$ N16\$ PTR=E40 FUS=[YR=1993] E16 FSP=[YR=1993]	
N4 E12 S4 W12\$ E12 S14 W28 N14\$ W40\$.	

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2023

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BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	06
Roof Structure	03
Roof Cover	03
Interior Wall	04
Interior Floor	13
Air Condition	02
Heating Type	03
Bedrooms	1
Bathrooms	1
Frame	02
Stories	1
Units	0
Occupancy	00
Quality	02
DOR CODE	0100
MAP NUM	
NEIGHBORHOOD/LOC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0150	01	534	104.5000	52.25	27,902	1990	1995	0	0	20.25	79.75
2 ACCESSORY U - 0% - 0											
Heated Area: 523											
HX Base Yr											
BAS 1993											
FOP 1993											
TOTALS											
559 534 22,252											

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	523	100	523	21,793
FOP	36	30	11	459
TOTALS				
559 534 22,252				

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
22	0303	FLT DOCK W	0	0	20	8	SF	26.00	26.00	100	2017
TOTAL OB/XF											
3,619											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
REVIEW DATE 05/15/2018 BY KW											

96001 MONTEREY ST, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
06/06/2023 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		249,678	
TOTAL MARKET OB/XF VALUE		125,174	
TOTAL LAND VALUE - MARKET		415,800	
TOTAL MARKET VALUE		790,652	
SOH/AGL Deduction		179,048	
ASSESSED VALUE		611,604	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		611,604	
TOTAL JUST VALUE		790,652	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		596,958	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2326/1863	12/20/2019	WD	Q	I	01	548,000	
GRANTOR: ODOM FRANK M III & BE							
GRANTEE: REYNOLDS ALEXIS C C							
2062/1297	7/20/2016	WD	Q	I	01	368,000	
GRANTOR: BRAINARD WILLIAM B							
GRANTEE: ODOM FRANK M III &							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W26 S16 E4 FOP=[YR=1993] S6 E6 N6 W6 \$ E6 S6 E3 S1 E11 N1 E2 N22 \$.											