

LOT 2  
 PDSTRIAN ESMT PT OR 1179/1730  
 ISLESWORTH PB 6/300

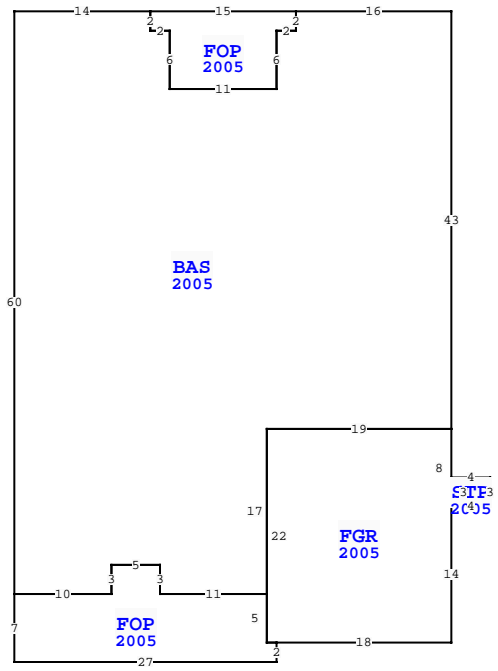
MATTHEWS KIM E & ROBERT F  
 96349 MONTEGO BAY  
 FERNANDINA BEACH, FL 32034

**2024**

00-00-30-0315-0002-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
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		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2027.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,266	100	2,266
FGR	418	55	230
FOP	96	30	29
FOP	199	30	60
STP	12	10	1
TOTALS	2,991		2,586
			314,893

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,586	106.4640	133.08	344,145	2005	2005	0	0	8.50	91.50
1 SNGL FAM - 100% - 2020 Heated Area: 2266 HX Base Yr 2020											



NASSAU COUNTY PROPERTY			PAGE 1 of 1	8
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 8			Tax Dist:	
BUILDING MARKET VALUE			314,893	
TOTAL MARKET OB/XF VALUE			6,957	
TOTAL LAND VALUE - MARKET			200,000	
TOTAL MARKET VALUE			521,850	
SOH/AGL Deduction			178,480	
ASSESSED VALUE			343,370	
TOTAL EXEMPTION VALUE			50,000	
BASE TAXABLE VALUE			293,370	
TOTAL JUST VALUE			521,850	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			452,828	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412971	NEW CONSTR	163,079	06/01/2004
R046265	REPAIR/RRF	1,300	06/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2272/0628	4/30/2019	WD Q	Q	I	02	350,000
GRANTOR: 315 REAL ESTATE CAPIT						
GRANTEE: MATTHEWS KIM E & RO						
2232/1521	10/18/2018	WD U	I	37		255,000
GRANTOR: COGGINS J PETER						
GRANTEE: 315 REAL ESTATE CAP						

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	1.00	UT	3,500.00	3,500.00	100	2005
2	0812	CONCRETE C	0	100	0	1,029.00	SF	4.00	4.00	100	2005
3	0810	CONCRETE A	0	100	18	54.00	SF	6.50	6.50	100	2005

TOTAL OB/XF												6,957			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T				
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT	1.00				

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2005] W16 FOP=[YR=2005] W15 S2 E2 S6 E11 N6 E2 N2\$ S2 W2 S6 W11 N6 W2 N2 W14 S60 FOP=[YR=2005] S7 E27 N2 FGR=[YR=2005] E18 N14 STP=[YR=2005] E4 N3 W4 S3\$ N8 W19 S22 E1\$ W1 N5 W11 N3 W5 S3 W10 \$ E10 N3 E5 S3 E11 N17 E19 N43 \$ .											

LAND DESCRIPTION												TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT	1.00	1.00	1.00	200,000.00	200,000.00	200,000							