

LOT 3
PDSTRIAN ESMT PT OR 1179/1730
ISLESWORTH PB 6/300

JOHN AND BARBARA TRUST/PIEKLO JOHN M TRUSTEE
96423 MONTEGO BAY
FERNANDINA BEACH, FL 32034

2024

00-00-30-0315-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	20	FACE BRICK 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	07	CORK/VTILE 70
Interior Floor	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	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

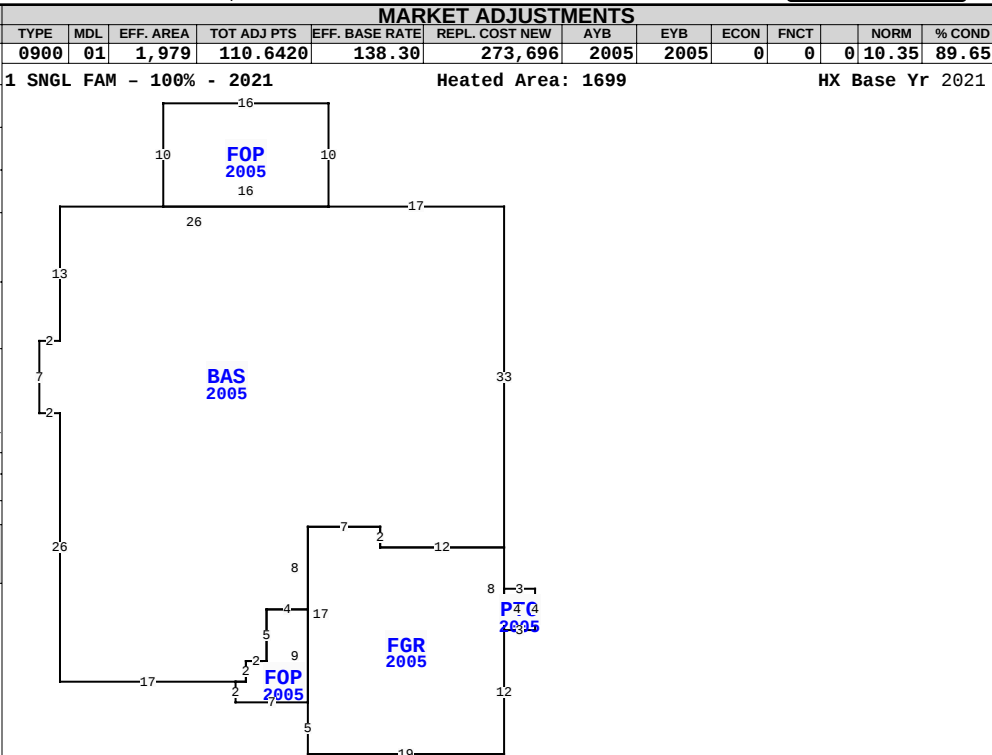
MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	2027.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,699	100	1,699	210,652
FGR	394	55	217	26,905
FOP	46	30	14	1,736
FOP	160	30	48	5,951
PTO	12	5	1	124

TOTALS	2,311		1,979	245,368
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	615.00	SF	5.20
3	0810	CONCRETE A	0	100	9	3	27.00	SF	6.50



96423 MONTEGO BAY, FERNANDINA BEACH	BLD DATE	LGL DATE	03/14/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115	
2	0811	CONCRETE B	0	100	0	0	615.00	SF	5.20	5.20	100	2005	2005	3	86	2,750	
3	0810	CONCRETE A	0	100	9	3	27.00	SF	6.50	6.50	100	2005	2005	3	86	151	

LAND DESCRIPTION										TOTAL OB/XF 6,016							
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE				245,368	
TOTAL MARKET OB/XF VALUE				6,016	
TOTAL LAND VALUE - MARKET				200,000	
TOTAL MARKET VALUE				451,384	
SOH/AGL Deduction				135,599	
ASSESSED VALUE				315,785	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				265,785	
TOTAL JUST VALUE				451,384	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				385,676	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0509688	H/AC	0	05/01/2005
E14829	ELEC OTHER	1,999	04/01/2005
P0408760	OTHER	0	12/01/2004
B0413397	NEW CONSTR	130,000	07/01/2004

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
2482/0950	7/27/2021	WD U	I 11
GRANTOR: PIEKLO JOHN M & BARBA			
GRANTEE: JOHN AND BARBARA TR			
2385/0831	8/18/2020	WD Q	I 02
GRANTOR: GOTTWALS HARRY SR & E			
GRANTEE: PIEKLO JOHN M & BAR			

BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2005] W17 FOP=[YR=2005] N10 W16 S10 E16\$ W26 S13 W2 S7 E2 S26 E17 FOP=[YR=2005] S2 E7 FGR=[YR=2005] S5 E19 N12 PTO=[YR=2005] E3 N4 W3 S4\$ N8 W12 N2 W7 S17\$ N9 W4 S5 W2 S2 W1\$ E1 N2 E2 N5 E4 N8 E7 S2 E12 N33\$.			