LOT 4
PDSTRIAN ESMT PT OR 1179/1730
ISLESWORTH PB 6/300

BAKER JESSE B & MELISSA G
96401 MONTEGO BAY
FERNANDINA BEACH, FL 32034

2024

00-00-30-0315-0004-0000

BUILDING CHARACTERISTICS

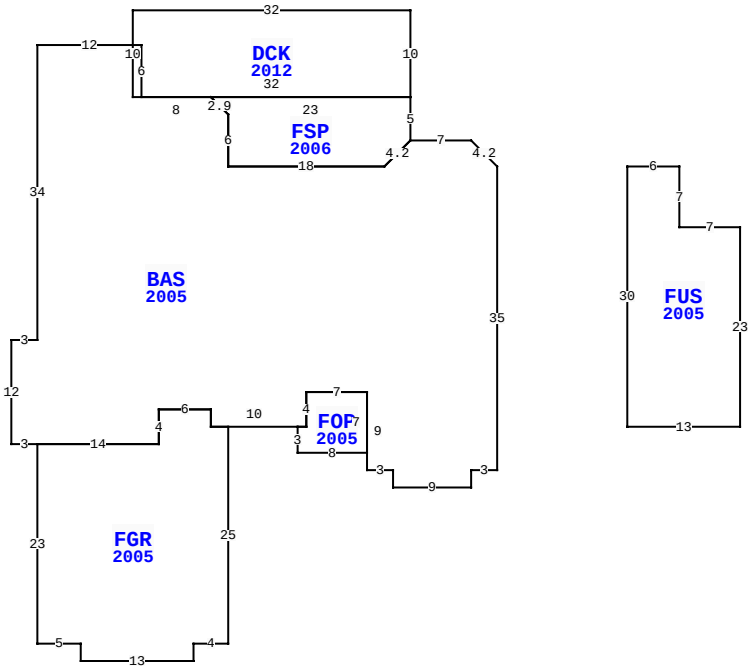
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	SUBAREA MARKET VALUE
BAS	1,983	100	1,983	257,253
DCK	320	10	32	4,151
FGR	560	55	308	39,956
FOP	52	30	16	2,076
FSP	166	40	66	8,562
FUS	341	100	341	44,238
TOTALS	3,422		2,746	356,238

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,746	114.0480	142.56	391,470	2005	2005	0	0	0	9.00	91.00

1 SNGL FAM – 0% - 0 Heated Area: 2324 HX Base Yr



96401 MONTEGO BAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	356,238
TOTAL MARKET OB/XF VALUE	6,098
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	562,336
SOH/AGL Deduction	70,262
ASSESSED VALUE	492,074
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	492,074
TOTAL JUST VALUE	562,336
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	491,448

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10050	MECH OTHER	0	07/01/2005
E0515119	ELEC OTHER	1,900	06/01/2005
P08908	OTHER	0	02/01/2005
B0412712	NEW CONSTR	210,000	04/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2410/1988	11/20/2020	WD	Q	I	01	430,000
GRANTOR: CRISCI CAROL						
GRANTEE: BAKER JESSE B & MEL						
2356/0575	4/23/2020	WD	Q	I	01	404,000
GRANTOR: PACKARD KENNETH & JES						
GRANTEE: CRISCI CAROL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] L3 U3 W7 FSP=[YR=2006] N5 DCK=[YR=2012] N10 W32 S10 E32$ W23 D2 R2 S6 E18 U3 R3 $ D3 L3 W18 N6 L2 U2 W8 N6 W12 S34W3 S12 E3 FGR=[YR=2005] S23 E5 S2 E13 N2 E4 N25 W2 N2 W6 S4 W14$ E14 N4 E6S2 E10 FOP=[YR=2005] S3 E8 N7 W7 S4 W1$ E1 N4 E7 S9 E3 S2 E9 N2 E3N35$ PTR=E15 FUS=[YR=2005] E6 S7 E7 S23 W13 N30$ W15$.

EXTRA FEATURES

LN	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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115	
2	0811	CONCRETE B	0	0	0	0	652.00	SF	5.20	5.20	100	2005	2005	3	86	2,916	
3	0810	CONCRETE A	0	0	4	3	12.00	SF	6.50	6.50	100	2005	2005	3	86	67	

LAND DESCRIPTION

TOTAL OB/XF 6,098

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS