LOT 8
IN OR 1278/1631
PDSTRIAN ESMT PT OR 1179/1730

BOSKO SHIRLEY
96334 MONTEGO BAY
FERNANDINA BEACH, FL 32034

2024

00-00-30-0315-0008-0000

BUILDING CHARACTERISTICS

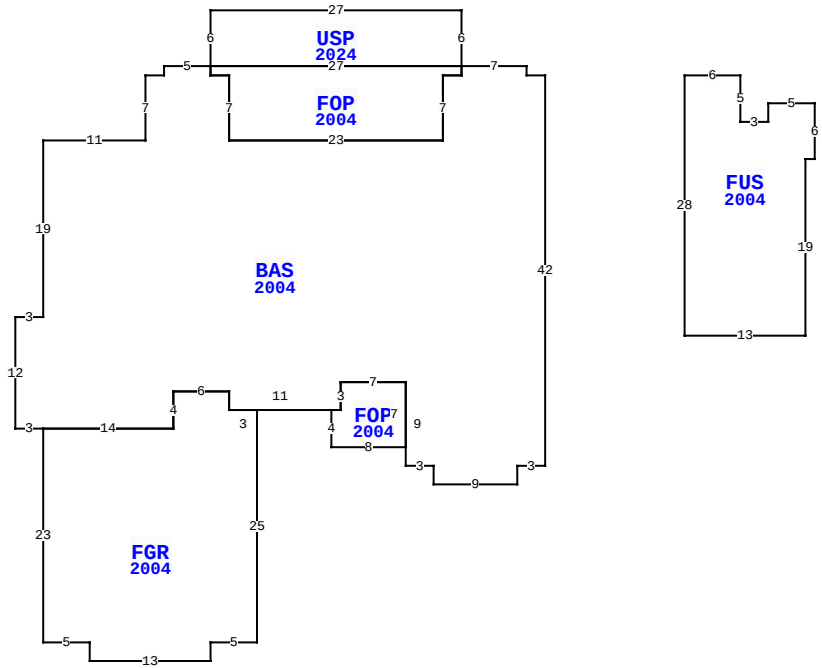
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	1,857	100	1,857	227,887
FGR	585	55	322	39,515
FOP	53	30	16	1,964
FOP	188	30	56	6,873
FUS	343	100	343	42,092
USP	162	30	49	6,013
TOTALS	3,188		2,643	324,344

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,643	108.4800	135.60	358,391	2004	2004	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2005 Heated Area: 2200 HX Base Yr 2005



96334 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		324,344
TOTAL MARKET OB/XF VALUE		30,424
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		554,768
SOH/AGL Deduction		291,825
ASSESSED VALUE		262,943
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		162,943
TOTAL JUST VALUE		554,768
NCON VALUE		8,363
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		478,632

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013098	XFOB	4,895	08/25/2022
B0514348	SWIM POOL	27,900	01/01/2005
B0412347	NEW CONSTR	166,130	02/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1278/1631	12/06/2004	WD	Q	I		260,700
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: BOSKO SHIRLEY						
1259/1923	9/17/2004	WD	U	V	19	3,384,100
GRANTOR: WATSON HOME BUILDERS						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	88	3,080	
2	0812	CONCRETE C	0	100	0	0	1,248.00	SF	4.00	4.00	100	2004	2004	3	84	4,193	
3	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	2004	2004	3	84	49	
4	0861	POOL GUNIT	0	100	0	0	365.00	SF	85.00	85.00	100	2005	2005	3	40	12,410	
5	0845	KOOL DECK	0	100	0	0	690.00	SF	7.25	7.25	100	2005	2005	3	86	4,302	
6	0810	CONCRETE A	0	100	13	10	130.00	SF	6.50	6.50	100	2005	2005	3	86	727	
7	0810	CONCRETE A	0	100	9	11	99.00	SF	6.50	6.50	100	2005	2005	3	86	553	
8	0835	QUARY TILE	0	100	4	4	16.00	SF	10.00	10.00	100	2005	2005	3	86	138	
9	0810	CONCRETE A	0	100	0	0	469.00	SF	6.50	6.50	100	2005	2005	3	86	2,622	
10	0855	CONC PAVER	0	100	0	0	235.00	SF	10.00	10.00	100	2024	2023		100	2,350	

BUILDING DIMENSIONS

BAS=[YR=2004;ORIG=0,0] W2 N1 W7 S1 W2 S7 W23 N7 W2 N1 W5 S1 W2 S7 W11 S19 W3 S12 E3 E14 N4 E6 S2 E11 E1 N3 E7 S9 E3 S2 E9 N2 E3 N42 $
FGR=[YR=2004;ORIG=-54,38] S23 E5 S2 E13 N2 E5 N25 W3 N2 W6 S4 W14 $
FUS=[YR=2004;ORIG=15,0] E6 S5 E3 N2 E5 S6 W1 S19 W13 N28 $
FOP=[YR=2004;ORIG=-9,-1] W27 S1 E2 S7 E23 N7 E2 N1 $
FOP=[YR=2004;ORIG=-23,36] S4 E8 N7 W7 S3 W1 $
PTR=[ORIG=0,0] E15 W15 $
USP=[YR=2024;ORIG=-36,-7] E27 S6 W27 N6 $
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LAND DESCRIPTION

TOTAL OB/XF 30,424

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	100		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