

LOT 10
IN OR 1482/382
PDSTRIAN ESMT PT OR 1179/1730

FRIESER RICHARD F & MARGIE K
96310 MONTEGO BAY
FERNANDINA BEACH, FL 32034

2024

00-00-30-0315-0010-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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

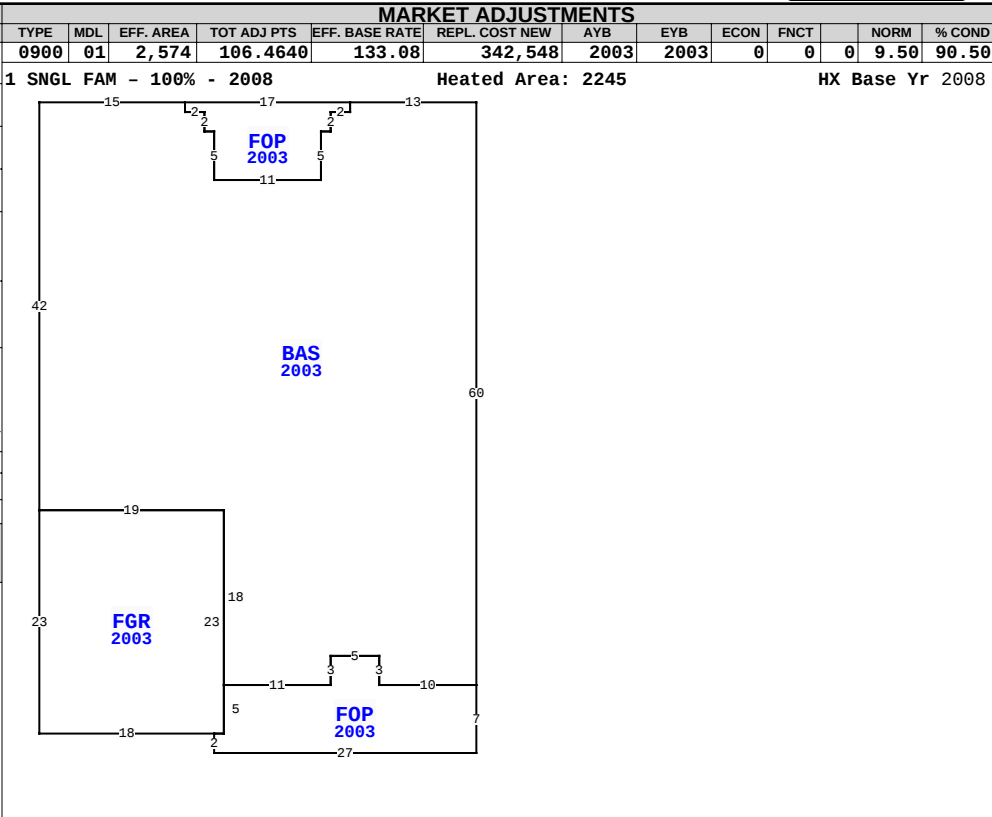
MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	2027.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,245	100	2,245	270,382
FGR	437	55	240	28,905
FOP	98	30	29	3,492
FOP	199	30	60	7,226

TOTALS	2,979		2,574	310,006
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0811	CONCRETE B	0 100	0	0	669.00	SF	5.20	
3	0810	CONCRETE A	0 100	19	3	57.00	SF	6.50	



96310 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	2003	2003	3	87	3,045	
2	0811	CONCRETE B	0 100	0	0	669.00	SF	5.20	5.20	100	2003	2003	3	83	2,887	
3	0810	CONCRETE A	0 100	19	3	57.00	SF	6.50	6.50	100	2003	2003	3	83	308	

LAND DESCRIPTION										TOTAL OB/XF										6,240	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA				
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	200,000.00				
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		310,006	
TOTAL MARKET OB/XF VALUE		6,240	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		516,246	
SOH/AGL Deduction		283,232	
ASSESSED VALUE		233,014	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		183,014	
TOTAL JUST VALUE		516,246	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		447,455	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310802	NEW CONSTR	163,079	01/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1482/0382	3/02/2007	WD	Q	I		351,500	
GRANTOR: TWT DEVELOPMENT CORPO							
GRANTEE: FRIESER RICHARD F &							
1259/1920	9/17/2004	WD	U	V	19	725,200	
GRANTOR: MEADOWFIELD OF JAX IN							
GRANTEE: RICHMOND AMERICAN H							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2003] W13 FOP=[YR=2003] W17 S1 E2 S2 E1 S5 E11 N5 E1 N2 E2 N1\$ S1 W2 S2 W1 S5 W11 N5 W1 N2 W2 N1 W15 S42 FGR=[YR=2003] S23 E18 FOP=[YR=2003] S2 E27 N7 W10 N3 W5 S3 W11 S5 W1\$ E1 N23 W19\$ E19 S18 E11 N3 E5 S3 E10 N60\$.									