LOT 23
PDSTRIAN ESMT PT OR 1179/1730
ISLESWORTH PB 6/300

ANDERSON DALE ELLEN
96180 MONTEGO BAY
FERNANDINA BEACH, FL 32034

2024

00-00-30-0315-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

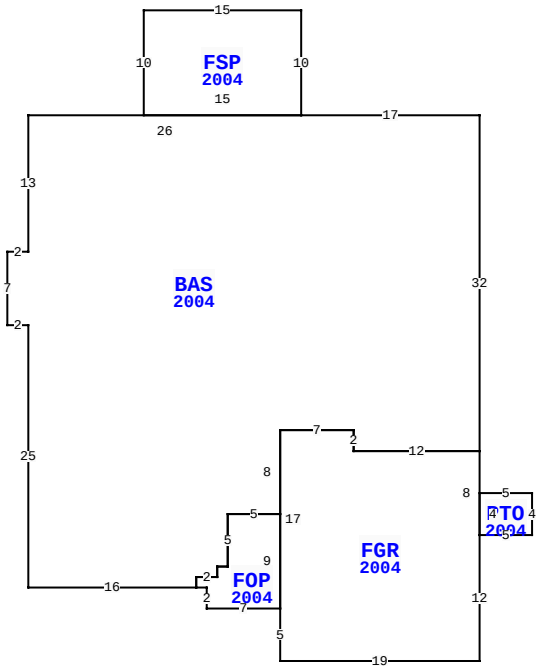
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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
NEIGHBORHOOD/LOC	2027.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,649	100	1,649	204,019
FGR	394	55	217	26,848
FOP	53	30	16	1,979
FSP	150	40	60	7,424
PTO	20	5	1	124
TOTALS	2,266		1,943	240,393

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,943	109.3680	136.71	265,628	2004	2004	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2021 Heated Area: 1649 HX Base Yr 2021



96180 MONTEGO BAY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		240,393
TOTAL MARKET OB/XF VALUE		6,577
TOTAL LAND VALUE - MARKET		210,000
TOTAL MARKET VALUE		456,970
SOH/AGL Deduction		240,354
ASSESSED VALUE		216,616
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		161,616
TOTAL JUST VALUE		456,970
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		388,582

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412312	NEW CONSTR	209,960	02/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2405/0575	10/30/2020	WD	Q	I	02	395,000
GRANTOR: STEVENS JEAN F LIVING						
GRANTEE: ANDERSON DALE ELLEN						
1369/1973	11/29/2005	WD	U	I	01	100
GRANTOR: STEVENS JEAN						
GRANTEE: STEVENS JEAN F TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W17 FSP=[YR=2004] N10 W15 S10 E15 $ W26 S13 W2 S7 E2 S25 E16 FOP=[YR=2004] E1 S2 E7 FGR=[YR=2004] S5 E19 N12 PTO=[YR=2004] E5 N4 W5 S4 $ N8 W12 N2 W7 S17$ N9 W5 S5 W1 S1 W2 S1 $ N1 E2 N1 E1 N5 E5 N8 E7 S2 E12 N32 $.

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	0811	CONCRETE B	0	100	0	0	638.00	SF	5.20	5.20	100	2004	2004	3	84	2,787	
3	0810	CONCRETE A	0	100	0	0	41.00	SF	6.50	6.50	100	2004	2004	3	84	224	
4	0476	VF 6 SBPL	0	100	0	0	23.00	LF	32.00	32.00	100	2005	2005	3	66	486	

LAND DESCRIPTION

TOTAL OB/XF 6,577

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	000134	C	SFR POND	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.05	200,000.00	210,000.00	210,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 210,000 Market: 0 Agricultural: 0 Common: 210,000 PRINTED 08/06/2024 BY SYS