LOT 26
PDSTRIAN ESMT PT OR 1179/1730
ISLESWORTH PB 6/300

SISTERS THREE LLC
2126 CALAIS LANE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0315-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

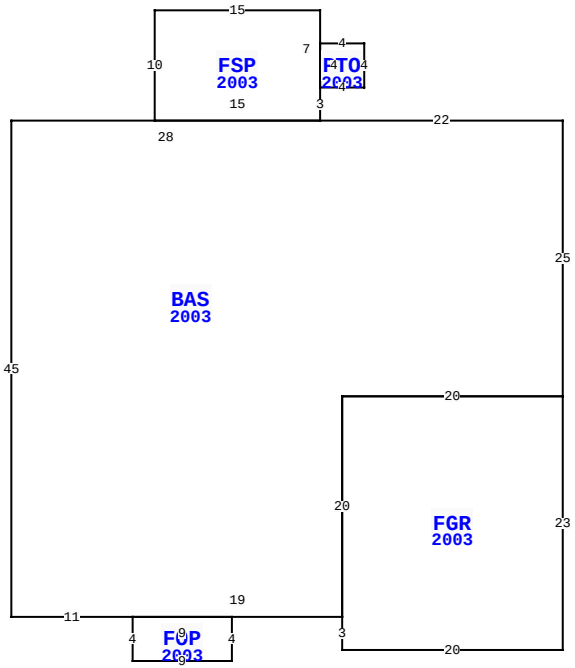
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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
NEIGHBORHOOD/LOC	2027.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,850	100	1,850	228,238
FGR	460	55	253	31,213
FOP	36	30	11	1,357
FSP	150	40	60	7,403
PTO	16	5	1	123
TOTALS	2,512		2,175	268,334

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,175	109.6620	137.08	298,149	2003	2003	0	0	0	10.00	90.00

1 SNGL FAM – 0% - 2024 Heated Area: 1850 HX Base Yr



96136 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	268,334
TOTAL MARKET OB/XF VALUE	6,078
TOTAL LAND VALUE - MARKET	210,000
TOTAL MARKET VALUE	484,412
SOH/AGL Deduction	0
ASSESSED VALUE	484,412
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	484,412
TOTAL JUST VALUE	484,412
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	414,721

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R035235	REPAIR/RRF	1,500	07/01/2003
B0364042	NEW CONSTR	136,824	05/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2650/134	6/21/2023	QC	U	I	11	100
GRANTOR: LARSEN FRANCES A						
GRANTEE: SISTERS THREE LLC						
2323/1002	12/05/2019	QC	U	I	11	100
GRANTOR: LARSEN SHIRLEY A						
GRANTEE: LARSEN SHIRLEY A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W22 FSP=[YR=2003] N3 PTO=[YR=2003] E4 N4 W4 S4$ N7 W15 S10 E15$ W28 S45 E11 FOP=[YR=2003] S4 E9 N4 W9$ E19 FGR=[YR=2003] S3 E20 N23 W20 S20$ N20 E20 N25$.

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	2003	2003	3	87	3,045	
2	0811	CONCRETE B	0	0	0	0	624.00	SF	5.20	5.20	100	2003	2003	3	83	2,693	
3	0810	CONCRETE A	0	0	21	3	63.00	SF	6.50	6.50	100	2003	2003	3	83	340	

LAND DESCRIPTION

TOTAL OB/XF 6,078

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	0		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