

LOT 28
PDSTRIAN ESMT PT OR 1179/1730
ISLESWORTH PB 6/300

SMITH FAMILY TRUST/SMITH JAN FORREST TRUSTEE
96084 MONTEGO BAY
FERNANDINA BEACH, FL 32034

2024

00-00-30-0315-0028-0000



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	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
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	

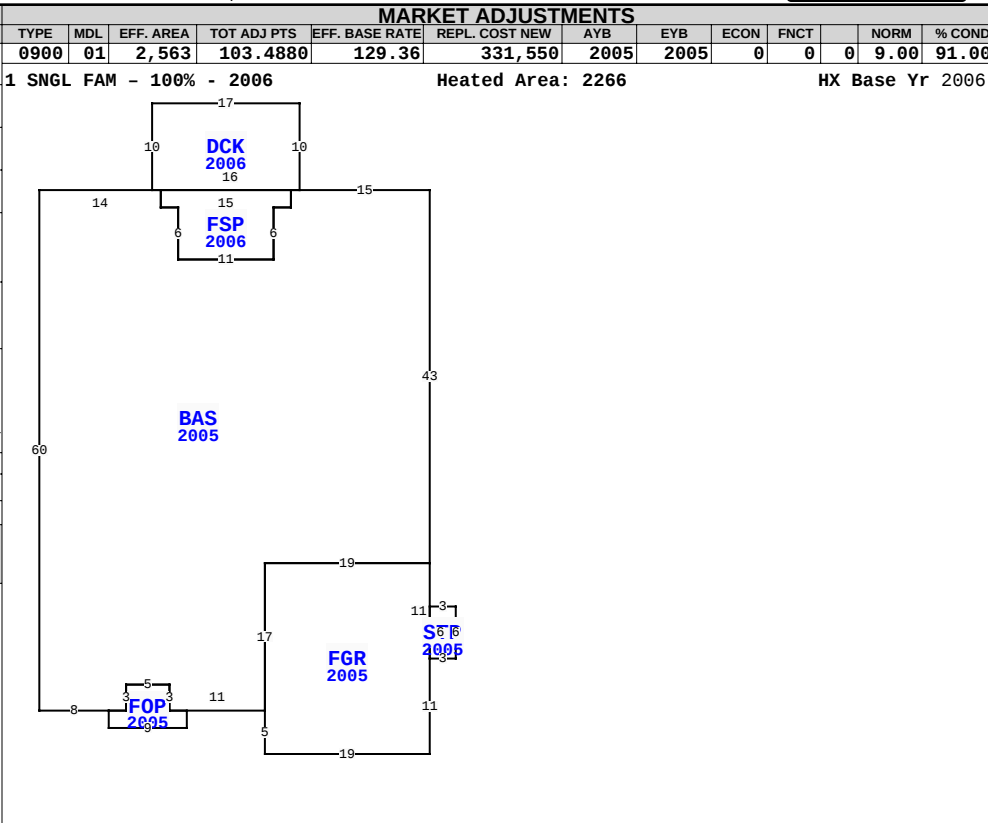
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,266	100	2,266	266,748
DCK	170	10	17	2,001
FGR	418	55	230	27,075
FOP	33	30	10	1,178
FSP	96	40	38	4,474
STP	18	10	2	236

TOTALS	3,001		2,563	301,710
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	698.00	SF	5.20
3	0810	CONCRETE A	0	100	0	0	112.00	SF	6.50
4	1242	WD DECK A	0	100	0	0	12.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100		RSF-2	0.00	0.00	1.00

REVIEW DATE 01/31/2024 BY KBA



96084 MONTEGO BAY, FERNANDINA BEACH	BLD DATE	LGL DATE	03/14/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2005	2005	3	89	3,115	
100	2005	2005	3	86	3,121	
100	2005	2005	3	86	626	
100	2005	2005	3	24	29	

TOTAL OB/XF									
6,891									

Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	301,710		
TOTAL MARKET OB/XF VALUE	6,891		
TOTAL LAND VALUE - MARKET	200,000		
TOTAL MARKET VALUE	508,601		
SOH/AGL Deduction	278,827		
ASSESSED VALUE	229,774		
TOTAL EXEMPTION VALUE	HX HB VX 55,000		
BASE TAXABLE VALUE	174,774		
TOTAL JUST VALUE	508,601		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	440,168		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412597	NEW CONSTR	162,059	04/01/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2707/711	4/17/2024	WD	U	I	11
GRANTOR: SMITH JAN F & JANICE					SALE PRICE 100
GRANTEE: SMITH FAMILY TRUST					
1374/1889	12/19/2005	WD	Q	I	256,800
GRANTOR: RICHMOND AMERICAN HOM					
GRANTEE: SMITH JAN F & JANIC					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] W15 DCK=[YR=2006] N10 W17 S10 E1 FSP=[YR=2006] S2 E2 S6 E11 N6 E2 N2 W15\$ E16\$ W1 S2 W2 S6 W11 N6 W2 N2 W14 S60 E8 FOP=[YR=2005] S2E9 N2 W2 N3 W5 S3 W2 \$ E2 N3 ESS3 E11 FGR=[YR=2005] S5 E19 N11 STP=[YR=2005] E3 N6 W3 S6\$ N11 W19 S17\$ N17 E19 N43\$.									