

LOT 30
IN OR 1299/387
PDSTRIAN ESMT PT OR 1179/1730

NICHOLS RODNEY & TERESA
96046 MONTEGO BAY
FERNANDINA BEACH, FL 32034

2024

00-00-30-0315-0030-0000



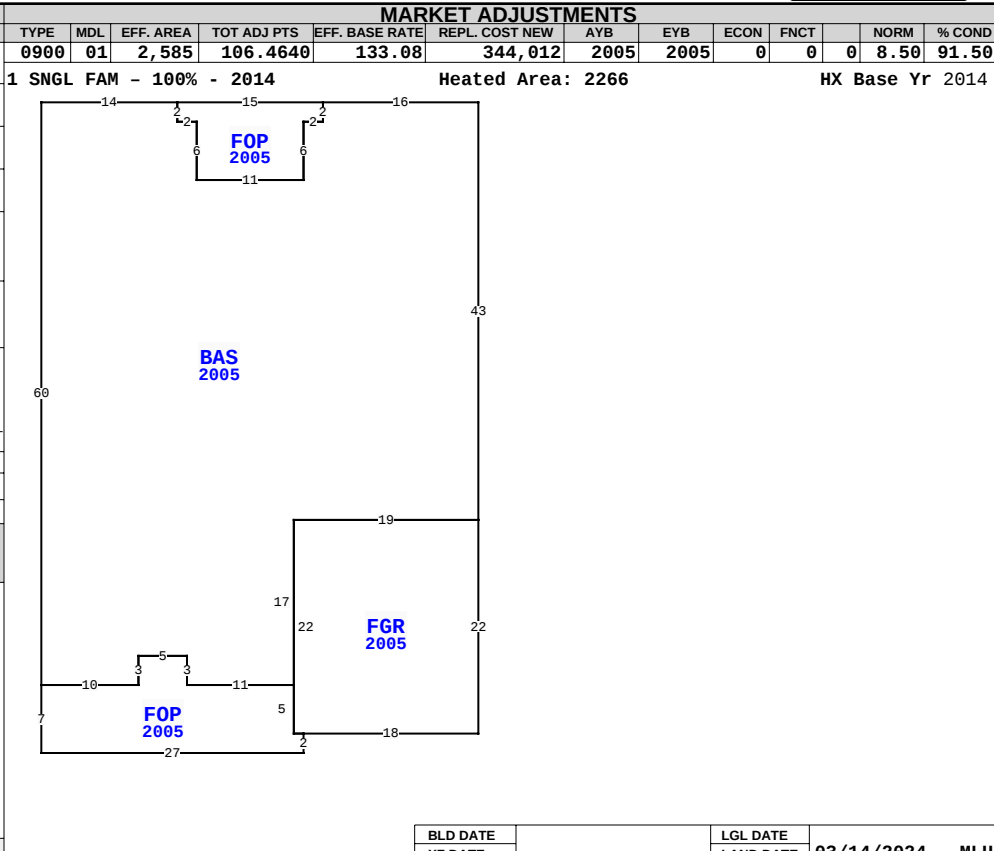
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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
NEIGHBORHOOD/LOC	2027.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,266	100	2,266	275,926
FGR	418	55	230	28,006
FOP	96	30	29	3,531
FOP	199	30	60	7,306
TOTALS	2,979		2,585	314,771

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0811	CONCRETE B	0 100	0	0	620.00	SF	5.20	5.20
3	0810	CONCRETE A	0 100	18	3	54.00	SF	6.50	6.50

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



96046 MONTEGO BAY, FERNANDINA BEACH									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
03/14/2024 MLU									

TOTAL OB/XF									
6,190									
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

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		314,771	
TOTAL MARKET OB/XF VALUE		6,190	
TOTAL LAND VALUE - MARKET		210,000	
TOTAL MARKET VALUE		530,961	
SOH/AGL Deduction		229,123	
ASSESSED VALUE		301,838	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		251,838	
TOTAL JUST VALUE		530,961	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		459,186	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412605	NEW CONSTR	162,059	04/01/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1299/0387	3/02/2005	WD	Q	I	
GRANTOR: RICHMOND AMERICAN HOM					SALE PRICE
GRANTEE: NICHOLS RODNEY & TE					253,900
1259/1920	9/17/2004	WD	U	V	19
GRANTOR: MEADOWFIELD OF JACKSO					725,200
GRANTEE: RICHMOND AMERICAN H					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] W16 FOP=[YR=2005] W15 S2 E2 S6 E11 N6 E2 N2\$ S2 W2 S6 W11 N6 W2 N2 W14 S60 FOP=[YR=2005] S7 E27 N2 FGR=[YR=2005] E18 N22 W19 S22 E1\$ W1 N5 W11 N3 W5 S3 W10\$ E10 N3 E5 S3 E11 N17 E19 N43\$.									