

HUTTO ELIZABETH B
96020 MONTEGO BAY
FERNANDINA BEACH, FL 32034

00-00-30-0315-0032-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY											
Exterior Wall		16	WD FR STUC 100		0900	01	2,223	107.8000	134.75	299,549	2004	2004		0	0	9.50	90.50	VALUATION BY		STANDARD									
Roof Structur		03	GABLE/HIP 100		1 SNGL FAM - 100% - 2012													Heated Area: 1839					HX Base Yr 2012						
Roof Cover		03	COMP SHNGL 100																										
Interior Wall		05	DRYWALL 100																										
Interior Floo		14	CARPET 60																										
Interior Floo		12	HARDWOOD 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	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	1,839	100	1,839	224,264																									
FGR	568	55	312	38,048																									
FOP	52	30	16	1,951																									
FOP	188	30	56	6,829																									
TOTALS		2,647		2,223	271,092																								
EXTRA FEATURES					96020 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	2004	2004	3	88	3,080														
2	0812	CONCRETE C	0 100	0	0	1,464.00	SF	4.00	4.00	100	2004	2004	3	84	4,919														
3	0810	CONCRETE A	0 100	4	3	12.00	SF	6.50	6.50	100	2004	2004	3	84	66														