LOT 36
IN OR 2068/572
PDSTRIAN ESMT PT OR 1179/1730

CLEMENTS RICHARD J & MARY K
96005 MONTEGO BAY
FERNANDINA BEACH, FL 32034

2024

00-00-30-0315-0036-0000

BUILDING CHARACTERISTICS

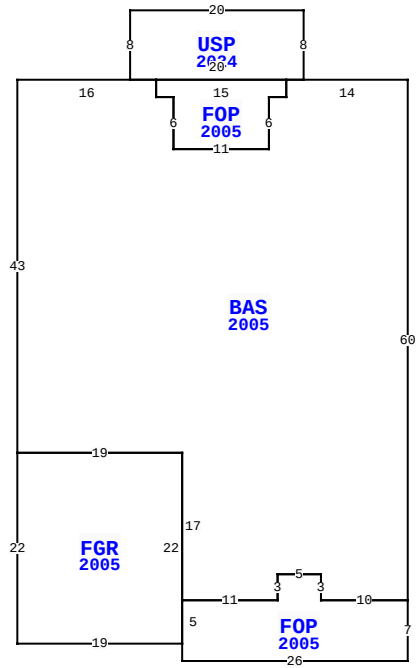
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	279,161
FGR	418	55	230	28,335
FOP	96	30	29	3,573
FOP	197	30	59	7,269
USP	160	30	48	5,914
TOTALS	3,137		2,632	324,250

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,632	107.7120	134.64	354,372	2005	2005	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2017 Heated Area: 2266 HX Base Yr 2017



96005 MONTEGO BAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		324,250
TOTAL MARKET OB/XF VALUE		3,739
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		527,989
SOH/AGL Deduction		212,204
ASSESSED VALUE		315,785
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		265,785
TOTAL JUST VALUE		527,989
NCON VALUE		5,914
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		452,932

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15027	ADDITION	1,400	04/01/2005
B0412707	NEW CONSTR	163,079	04/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2068/0572	8/26/2016	WD	Q	I	02	352,000
GRANTOR: SEALE JUDITH CHRISTIN						
GRANTEE: CLEMENTS RICHARD J						
1987/1387	6/23/2015	WD	U	I	11	100
GRANTOR: ALZNAUER GRACE E						
GRANTEE: SEALE JUDITH CHRIST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=0,0] W14 S2 W2 S6 W11 N6 W2 N2 W16 S43 E19 S17 E11 N3 E5 S3 E10 N60 $
FGR=[YR=2005;ORIG=-45,43] S22 E19 N22 W19 $
FOP=[YR=2005;ORIG=-26,65] S2 E26 N7 W10 N3 W5 S3 W11 S5 $
FOP=[YR=2005;ORIG=-14,0] W15 S2 E2 S6 E11 N6 E2 N2 $
USP=[YR=2024;ORIG=-32,-8] E20 S8 W20 N8 $
.

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	0810	CONCRETE A	0	100	0	0	495.00	SF	6.50	6.50	100	2005	2005	3	86	2,767	
2	0810	CONCRETE A	0	100	19	3	57.00	SF	6.50	6.50	100	2005	2005	3	86	319	
3	0755	FSP	0	100	17	8	136.00	SF	20.00	20.00	100	2005	2005	3	24	653	

LAND DESCRIPTION

TOTAL OB/XF 3,739

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	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS