

LOT 37
IN OR 1882/1392
PDSTRIAN ESMT PT OR 1179/1730

POTOCHNAK MICHAEL/LINDSEY LAURA K
96019 MONTEGO BAY
FERNANDINA BEACH, FL 32034

2024

00-00-30-0315-0037-0000



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 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	2027.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,562	100	1,562	187,021
FGR	483	55	266	31,849
FOP	28	30	8	957
FOP	242	30	73	8,740
FUS	1,061	100	1,061	127,035

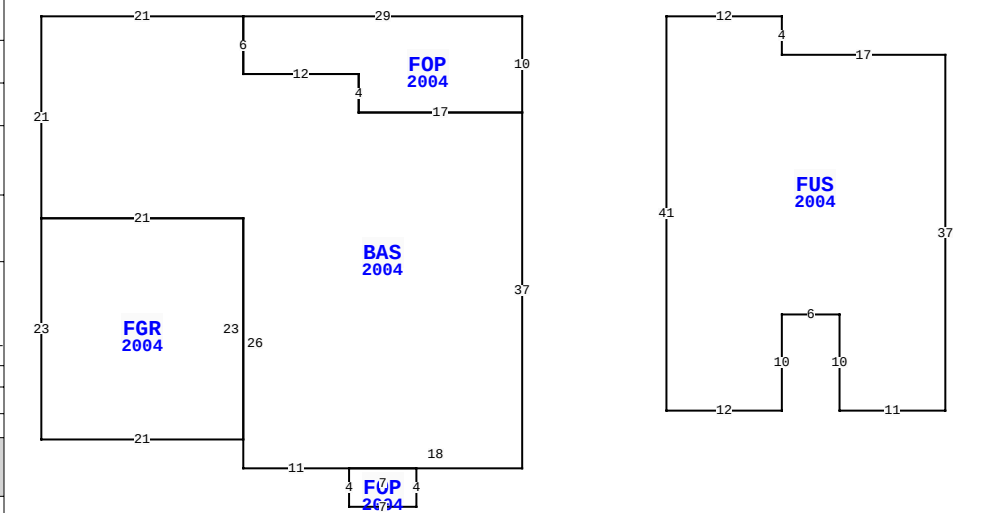
TOTALS	3,376		2,970	355,603
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	737.00	SF	5.20
3	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00

REVIEW DATE	01/31/2024	BY	KBA
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,970	105.8440	132.30	392,931	2004	2004	0	0	0	9.50	90.50	
1 SNGL FAM - 100% - 2005													
Heated Area: 2623													
HX Base Yr 2005													



96019 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	0811	CONCRETE B	0	100	0	0	737.00	SF	5.20	5.20	100	2004	2004	3	84	3,219	
3	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50	6.50	100	2004	2004	3	84	328	

TOTAL OB/XF													6,627	
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE		
	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000.00		

Total Acres: 0.00	Total Land Value: 200,000	Market: 0	Agricultural: 0	Common: 200,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE				355,603	
TOTAL MARKET OB/XF VALUE				6,627	
TOTAL LAND VALUE - MARKET				200,000	
TOTAL MARKET VALUE				562,230	
SOH/AGL Deduction				309,055	
ASSESSED VALUE				253,175	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				203,175	
TOTAL JUST VALUE				562,230	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				491,448	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412244	NEW CONSTR	187,744	01/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1882/1392	9/23/2013	QC	U	I	11	100	
GRANTOR: POTOCHNAK MICHAEL							
GRANTEE: POTOCHNAK MICHAEL &							
1259/1920	9/17/2004	WD	U	V	19	725,200	
GRANTOR: MEADOWFIELD OF JAX IN							
GRANTEE: RICHMOND AMERICAN H							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2004] W29 BAS=[YR=2004] W21 S21 FGR=[YR=2004] S23 E21 N23 W21\$ E21 S26 E11 FOP=[YR=2004] S4 E7 N4 W7\$ E18 N37 W17 N4 W12 N6\$ S6 E12 S4 E17 N10\$ PTR=E15 FUS=[YR=2004] E12 S4 E17 S37 W11 N10 W6 S10 W12 N41\$ W15\$.									