

LOT 39
IN OR 2217/112
PDSTRIAN ESMT PT OR 1179/1730

GARDNER MAYNARD & MARY ANN
96047 MONTEGO BAY
FERNANDINA BEACH, FL 32034

2024

00-00-30-0315-0039-0000



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	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
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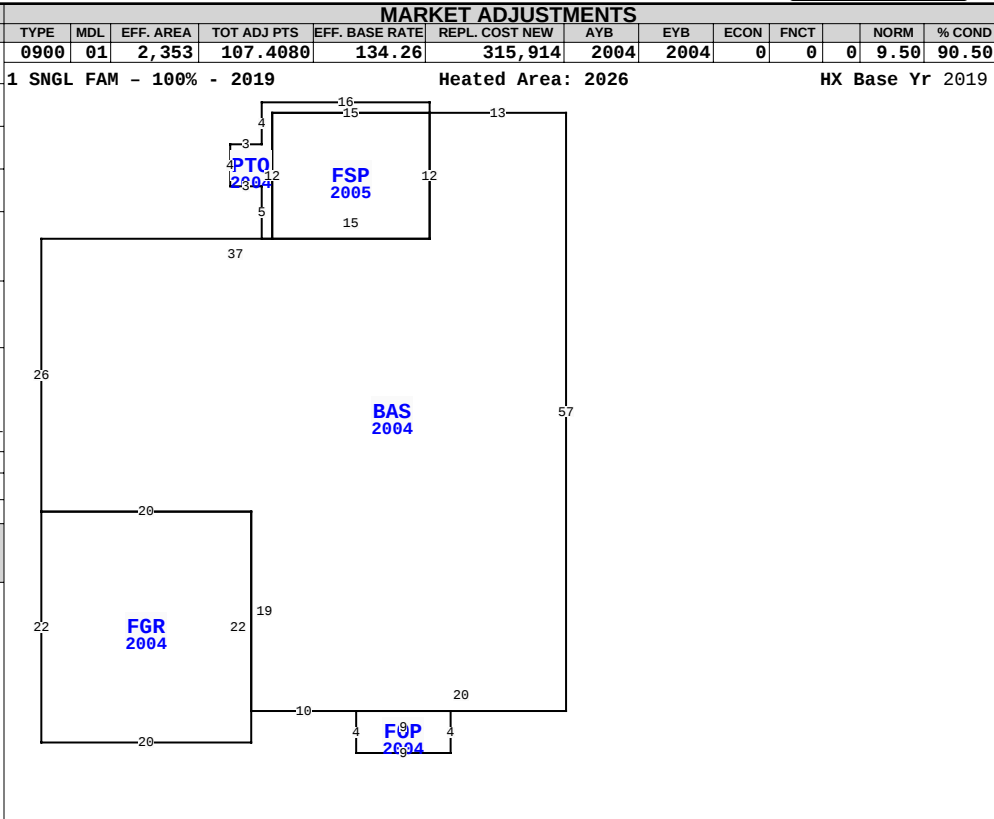
NEIGHBORHOOD/LOC	2027.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,026	100	2,026	246,170
FGR	440	55	242	29,404
FOP	36	30	11	1,337
FSP	180	40	72	8,749
PTO	40	5	2	243

TOTALS	2,722		2,353	285,902
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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	1.00	UT	3,500.00	3,500.00
2	0811	CONCRETE B	0	100	0	663.00	SF	5.20	5.20
3	0810	CONCRETE A	0	100	19	57.00	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	000100	C	SFR	100		RSF-2	0.00	0.00	1.00



96047 MONTEGO BAY, FERNANDINA BEACH	BLD DATE	LGL DATE	03/14/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
6,287									

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		285,902	
TOTAL MARKET OB/XF VALUE		6,287	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		492,189	
SOH/AGL Deduction		170,968	
ASSESSED VALUE		321,221	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		271,221	
TOTAL JUST VALUE		492,189	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		424,513	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311645	NEW CONSTR	147,252	09/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2217/0112	8/08/2018	WD	Q	I	01	382,000	
GRANTOR: SMITH STEVEN B & JENN							
GRANTEE: GARDNER MAYNARD & M							
1216/0196	3/18/2004	WD	Q	I		220,200	
GRANTOR: MEADOWFIELD OF JACKSO							
GRANTEE: SMITH STEVEN B & JE							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2004] W13 PTO=[YR=2004] N1 W16 S4 W3 S4 E3 S5 E1 N12 E15 \$ FSP=[YR=2005] W15 S12 E15 N12 \$ S12 W37 S26 FGR=[YR=2004] S22 E20 N22 W20 \$ E20 S19 E10 FOP=[YR=2004] S4 E9 N4 W9 \$ E20 N57 \$.									