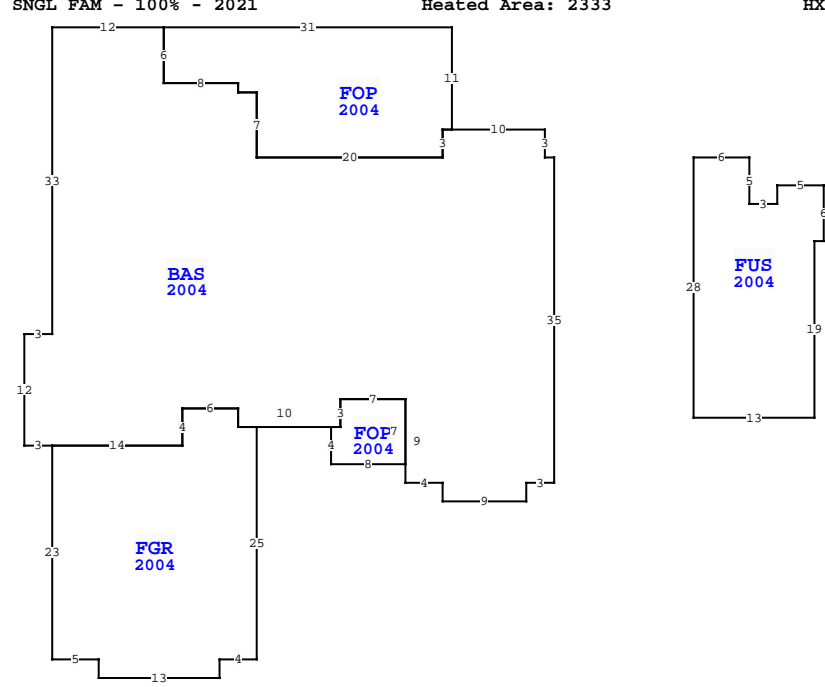


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	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
BAS	1,990	100	1,990
FGR	560	55	308
FOP	53	30	16
FOP	353	30	106
FUS	343	100	343
TOTALS	3,299		2,763
			344,771

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,763	110.3040	137.88	380,962	2004	2004	0	0	9.50	90.50
1 SNGL FAM - 100% - 2021										Heated Area: 2333	HX Base Yr 2021



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		344,771	
TOTAL MARKET OB/XF VALUE		24,983	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		569,754	
SOH/AGL Deduction		153,800	
ASSESSED VALUE		415,954	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		365,954	
TOTAL JUST VALUE		569,754	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		501,044	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1707262	SOLAR PANELS	16,385	08/10/2017
B0515396	XFOB	5,201	06/01/2005
B0514866	SWIM POOL	24,000	01/01/2005
B0311463	NEW CONSTR	174,216	07/01/2003
R035286	REPAIR/RRF	1,500	07/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2384/1715	8/14/2020	WD Q	Q	I	01	480,000
GRANTOR: KLINGELE TERENCE G JR						
GRANTEE: TAISTRA PAUL & SARA						
2107/0499	3/03/2017	WD Q	Q	I	01	399,000
GRANTOR: CROW CHRISTOPHER D &						
GRANTEE: KLINGELE TERENCE G						

EXTRA FEATURES															BLD DATE		LGL 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	INC DATE	LAND DATE	AG DATE
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	88	3,080			03/14/2024	MLU
2	0812	CONCRETE C	0	100	0	1,235.00	SF	4.00	4.00	100	2004	2004	3	84	4,150				
3	0810	CONCRETE A	0	100	0	10.00	SF	6.50	6.50	100	2004	2004	3	84	55				
4	0910	SCRN RM L	0	100	21	756.00	SF	15.00	15.00	100	2005	2005	3	24	2,722				
5	0861	POOL GUNIT	0	100	0	353.00	SF	85.00	85.00	100	2005	2005	3	40	12,002				
6	0845	KOOL DECK	0	100	0	477.00	SF	7.25	7.25	100	2005	2005	3	86	2,974				
TOTALS															96097 MONTEGO BAY, FERNANDINA BEACH				
TOTAL OB/XF															24,983				

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2004] W1 N3 W10 FOP=[YR=2004] N11 W31 S6 E8 S1 E2 S7 E20 N3 E1 \$ W1 S3 W20 N7 W2 N1 W8 N6 W12 S33 W3 S12 E3 FGR=[YR=2004] S23 E5 S2 E13 N2 E4 N25 W2 N2 W6 S4 W14 \$ E14 N4 E6 S2 E10 FOP=[YR=2004] S4 E8 N7 W7 S3 W1 \$ E1 N3 E7 S9 E4 S2 E9 N2 E3 N35 \$ PTR= E15 FUS=[YR=2004] E6 S5 E3 N2 E5 S6 W1 S19 W13 N28 \$ W15 \$.									

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	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	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							