

ANNO WILLIAM R & PAMELA
96175 MONTEGO BAY
FERNANDINA BEACH, FL 32034

00-00-30-0315-0049-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur

1603WD FR STUC 100 GABLE/HIP 100

Roof Cover Interior Wall Interior FloopInterior FlooAir Condition Heating TypeBedrooms Bathrooms FrameStories Units Occupancy

0305141103044 1002 100WOOD FRAME 1001. 1. 1000 100NONE 100

QualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

030100MKT AREA 022027.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE

BAS2,2401002,240281,990FGR4185523028,954FOP24307881FOP9630293,651

TOTALS2,7782,506315,476

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB010001.00UT3,500.003,500.00100200520053893,115

20811CONCRETE B01000640.00SF5.205.20100200520053862,862

30810CONCRETE A010020360.00SF6.506.5010020052005386335

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR100RSF-20.000.001.00LT1.001.001.00200,000.00200,000.00200,000

REVIEW DATE01/31/2024BYKBA

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

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0900012,506107.7120134.64337,40820052010006.5093.50

1 SNGL FAM - 100% - 2006Heated Area: 2240HX Base Yr 2006

FOP2005BAS2005FGR2005FOP2005

BLD DATEXF DATEINC DATE

03/14/2024MLU

LGL DATELAND DATEAG DATE

03/14/2024MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 8Tax Dist:

BUILDING MARKET VALUE315,476TOTAL MARKET OB/XF VALUE6,312TOTAL LAND VALUE - MARKET200,000TOTAL MARKET VALUE521,788SOH/AGL Deduction290,144ASSESSED VALUE231,644TOTAL EXEMPTION VALUEHX HB50,000BASE TAXABLE VALUE181,644TOTAL JUST VALUE521,788NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE452,693

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CD SALE PRICE

1303/13343/22/2005WDQI193,384,100

GRANTOR: RICHMOND AMERICAN HOMGRANTEE: ANNO WILLIAM R & PA1259/19239/17/2004WDUV193,384,100GRANTOR: WATSON HOME BUILDERSGRANTEE: RICHMOND AMERICAN H

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W14 FOP=[YR=2005] W15 S2 E2 S6 E11 N6 E2 N2\$ S2 W2 S6 W11 N6 W2 N2 W16 S43 FGR=[YR=2005] S22 E19 N22 W19\$ E19 S16 E9 FOP=[YR=2005] S1 E9 N1 W2 N3 W5 S3 W2\$ E2 N3 E5 S3 E10 N59\$.