

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 70
Interior Floo	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	03 FORCED AIR 100
Bedrooms	4 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,531	105.5040	131.88	333,788	2005	2005	0	0	9.00	91.00		

1 SNGL FAM - 0% - 0 Heated Area: 2152 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			303,747
TOTAL MARKET OB/XF VALUE			7,852
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			511,599
SOH/AGL Deduction			69,298
ASSESSED VALUE			442,301
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			442,301
TOTAL JUST VALUE			511,599
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			443,097

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	1,206	100	1,206	144,733
FGR	456	55	251	30,123
FOP	184	30	55	6,600
FSP	150	40	60	7,201
FUS	946	100	946	113,530
PTO	255	5	13	1,560
TOTALS	3,197		2,531	303,747

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

EXTRA FEATURES																	
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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115	
2	0811	CONCRETE B	0	0	0	0	958.00	SF	5.20	5.20	100	2005	2005	3	86	4,284	
3	0810	CONCRETE A	0	0	27	3	81.00	SF	6.50	6.50	100	2005	2005	3	86	453	

96203 MONTEGO BAY, FERNANDINA BEACH													
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PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0509828	H/AC	0	06/01/2005
E0515019	ELEC OTHER	1,900	05/01/2005
P08907	OTHER	0	02/01/2005
B0413045	NEW CONSTR	153,068	06/01/2004
R046304	REPAIR/RRF	1,300	06/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2008/1412	10/13/2015	WD	Q	I	01	309,000

GRANTOR: HOLMES LIVING TRUST  
GRANTEE: MCCARTHY KAREN  
1653/0128 12/11/2009 WD U I 30 100  
GRANTOR: HOLMES THEODORE M & M  
GRANTEE: HOLMES THEODORE M &

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2005] W18 PTO=[YR=2005] W27 S15 FGR=[YR=2005] S24 E19 N24 FSP=[YR=2005] E8 N10 W15 S10 E7\$ W19\$ E12 N10 E15 N5\$ S15 W8 S36 E1 FOP=[YR=2005] S8 E23 N8 W23\$ E25 N51\$ PTR= E15 FUS=[YR=2005] E26 S33 W4 S4 W22 N37\$ 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	DPHT 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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							