

LOT 53  
PDSTRIAN ESMT PT OR 1179/1730  
ISLESWORTH PB 6/300

GRIFFIN FRANK W & CYNTHIA K  
96233 MONTEGO BAY  
FERNANDINA BEACH, FL 32034

2024

00-00-30-0315-0053-0000



| 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      |
| NEIGHBORHOOD/LOC | 2027.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,984            | 100         | 1,984        | 245,466              |
| FGR       | 544              | 55          | 299          | 36,993               |
| FOP       | 57               | 30          | 17           | 2,103                |
| FSP       | 164              | 40          | 66           | 8,166                |
| FSP       | 29               | 40          | 12           | 1,485                |
| TOTALS    | 2,778            |             | 2,378        | 294,212              |

| 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 | 0 | 1.00     | UT | 3,500.00 | 3,500.00       |
| 2              | 0812       | CONCRETE C  | 0 100   | 0 | 0 | 1,232.00 | SF | 4.00     | 4.00           |
| 3              | 0810       | CONCRETE A  | 0 100   | 3 | 3 | 9.00     | SF | 6.50     | 6.50           |
| 4              | 0855       | CONC PAVER  | 0 100   | 0 | 0 | 300.00   | SF | 7.00     | 7.00           |
| 5              | 0861       | POOL GUNIT  | 0 100   | 0 | 0 | 300.00   | SF | 85.00    | 85.00          |
| 6              | 0855       | CONC PAVER  | 0 100   | 0 | 0 | 680.00   | SF | 10.00    | 10.00          |

| 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        |

| MARKET ADJUSTMENTS                                         |     |           |             |                |                |      |      |      |      |
|------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|
| TYPE                                                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |
| 0900                                                       | 01  | 2,378     | 109.3680    | 136.71         | 325,096        | 2004 | 2004 | 0    | 0    |
| 1 SNGL FAM - 100% - 2022 Heated Area: 1984 HX Base Yr 2022 |     |           |             |                |                |      |      |      |      |
|                                                            |     |           |             |                |                |      |      |      |      |
| BLD DATE<br>XF DATE<br>INC DATE                            |     |           |             |                |                |      |      |      |      |
| 96233 MONTEGO BAY, FERNANDINA BEACH                        |     |           |             |                |                |      |      |      |      |
| LGL DATE<br>LAND DATE<br>AG DATE                           |     |           |             |                |                |      |      |      |      |
| 03/14/2024 MLU                                             |     |           |             |                |                |      |      |      |      |

| TOTAL OB/XF |            |             |         |   |   |          |    |          |                |
|-------------|------------|-------------|---------|---|---|----------|----|----------|----------------|
| 40,865      |            |             |         |   |   |          |    |          |                |
| 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 | 0 | 1.00     | UT | 3,500.00 | 3,500.00       |
| 2           | 0812       | CONCRETE C  | 0 100   | 0 | 0 | 1,232.00 | SF | 4.00     | 4.00           |
| 3           | 0810       | CONCRETE A  | 0 100   | 3 | 3 | 9.00     | SF | 6.50     | 6.50           |
| 4           | 0855       | CONC PAVER  | 0 100   | 0 | 0 | 300.00   | SF | 7.00     | 7.00           |
| 5           | 0861       | POOL GUNIT  | 0 100   | 0 | 0 | 300.00   | SF | 85.00    | 85.00          |
| 6           | 0855       | CONC PAVER  | 0 100   | 0 | 0 | 680.00   | SF | 10.00    | 10.00          |

| TOTAL OB/XF |          |     |                      |     |     |          |       |       |             |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| 40,865      |          |     |                      |     |     |          |       |       |             |
| 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        |

| NASSAU COUNTY PROPERTY    |  |  |  |  |              |  |  |  |  |
|---------------------------|--|--|--|--|--------------|--|--|--|--|
| PAGE 1 of 1               |  |  |  |  |              |  |  |  |  |
| VALUATION SUMMARY         |  |  |  |  |              |  |  |  |  |
| VALUATION BY              |  |  |  |  | STANDARD     |  |  |  |  |
| Tax Group: 8              |  |  |  |  | Tax Dist:    |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  | 294,212      |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  | 40,865       |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  | 200,000      |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  | 535,077      |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  | 194,736      |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  | 340,341      |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  | HX HB 50,000 |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  | 290,341      |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  | 535,077      |  |  |  |  |
| NCON VALUE                |  |  |  |  | 0            |  |  |  |  |
| INCOME VALUE              |  |  |  |  |              |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  | 467,566      |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 230000107  | 911=835SF   | 22,000  | 02/09/2023 |
| 2113004    | SWIM POOL   | 0       | 01/01/2022 |
| B0311646   | NEW CONSTR  | 148,793 | 09/01/2003 |

| SALES DATA                     |           |              |        |        |           |               |  |
|--------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number           | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 2705/1220                      | 4/12/2024 | WD           | Q      | I      | 01        | 750,000       |  |
| GRANTOR: WINN FRANCIS & KATHLE |           |              |        |        |           |               |  |
| GRANTEE: GRIFFIN FRANK W & C   |           |              |        |        |           |               |  |
| 2484/0573                      | 7/30/2021 | WD           | Q      | I      | 01        | 430,500       |  |
| GRANTOR: WISSMANN JAMES & CHER |           |              |        |        |           |               |  |
| GRANTEE: WINN FRANCIS & KATH   |           |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                       |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2004] W2 N3 W8 FSP=[YR=2022] N6 W24 S1<br>FSP=[YR=2004] S1 E2 S7 E18 N2 E3 N6 W23 \$ E23 S5 E1 \$ W1 S1<br>W3 S2 W18 N7 W2 N1 W8 N6 W12 S46 FGR=[YR=2004] S22 E5 S2 E12<br>N2 E5 N24 W2 N2 W8 S4 W12 \$ E12 N4 E8 S2 E9 FOP=[YR=2004] S4<br>E9 N7 W7 S3 W2 \$ E2 N3 E7 S8 E4 S2 E9 N2 E3 N35 \$ . |  |  |  |  |  |  |  |  |  |