

LOT 54
IN OR 1332/240
PDSTRIAN ESMT PT OR 1179/1730

CORBIN JAMES T & CAROL A
96245 MONTEGO BAY
FERNANDINA BEACH, FL 32034

2024

00-00-30-0315-0054-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 70
Exterior Wall	20 FACE BRICK 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
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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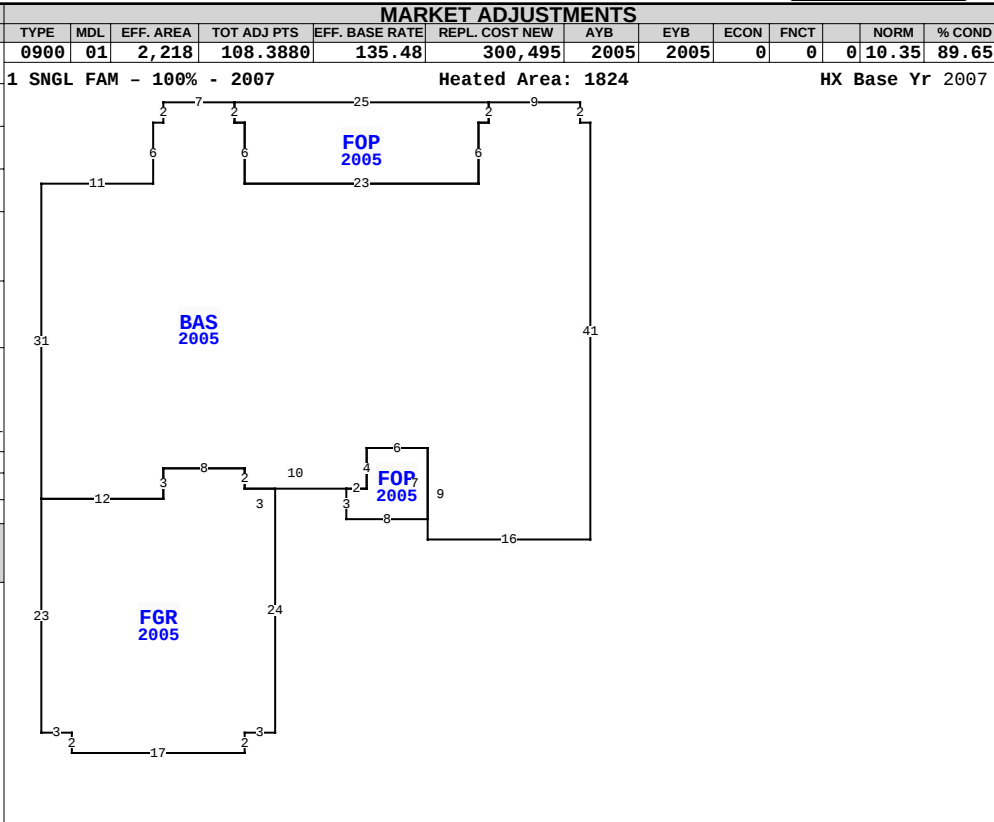
NEIGHBORHOOD/LOC	2027.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,824	100	1,824	221,539
FGR	590	55	324	39,353
FOP	48	30	14	1,701
FOP	188	30	56	6,802

TOTALS	2,650	2,218	269,394
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EXTRA FEATURES	
L N	OB/XF CODE
1	0812 CONCRETE C
2	0810 CONCRETE A

LAND DESCRIPTION	
L N	USE CODE
1	000100 C SFR



96245 MONTEGO BAY, FERNANDINA BEACH	BLD DATE	LGL DATE	03/14/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG 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
1	0812	CONCRETE C	0	100	0	0		4.00	100	2005	2005	3	86	4,159	
2	0810	CONCRETE A	0	100	3	3		6.50	100	2005	2005	3	86	50	

LAND DESCRIPTION	
L N	USE CODE
1	000100 C SFR

NASSAU COUNTY PROPERTY	
VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	269,394
TOTAL MARKET OB/XF VALUE	4,209
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	473,603
SOH/AGL Deduction	259,451
ASSESSED VALUE	214,152
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	164,152
TOTAL JUST VALUE	473,603
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	406,817

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230009901	ROOFTOP SOLAR PV	54,482	08/02/2023
E14224	ELEC OTHER	2,000	02/01/2005
M09164	MECH OTHER	0	02/01/2005
B0413042	NEW CONSTR	141,000	06/01/2004
R046301	REPAIR/RRF	1,300	06/01/2004

SALES DATA	
OFF RECORD Number	DATE
1332/0240	7/11/2005
GRANTOR: RICHMOND AMERICAN HOM	
GRANTEE: CORBIN JAMES T & CA	
1259/1923	9/17/2004
GRANTOR: WATSON HOME BUILDERS	
GRANTEE: RICHMOND AMERICAN H	

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2005] W1 N2 W9 FOP=[YR=2005] W25 S2 E1 S6 E23 N6 E1	
N2\$ S2 W1 S6 W23 N6 W1 N2 W7 S2 W1 S6 W11 S31 FGR=[YR=2005]	
S23 E3 S2 E17 N2 E3 N24 W3 N2 W8 S3 W12\$ E12 N3 E8 S2 E10	
FOP=[YR=2005] S3 E8 N7 W6 S4 W2\$ E2 N4 E6 S9 E16 N41\$.	