

LOT 55
IN OR 1359/1199
PDSTRIAN ESMT PT OR 1179/1730

WELSHHANS RICHARD W & CLAUDIA
96257 MONTEGO BAY
FERNANDINA BEACH, FL 32034

2024

00-00-30-0315-0055-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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		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
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NEIGHBORHOOD/LOC	2027.00
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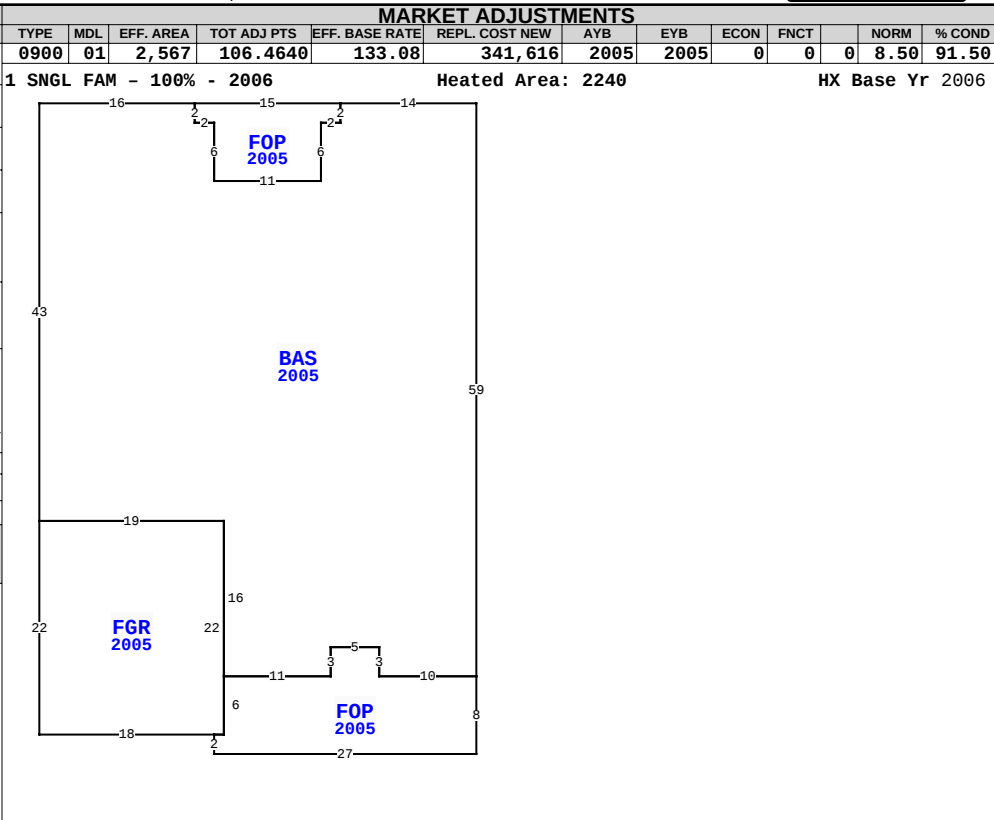
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,240	100	2,240	272,761
FGR	418	55	230	28,006
FOP	96	30	29	3,531
FOP	225	30	68	8,280

TOTALS	2,979		2,567	312,579
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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	0811	CONCRETE B	0	100	0	0	980.00	SF 5.20	5.20
3	0810	CONCRETE A	0	100	20	3	60.00	SF 6.50	6.50

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

REVIEW DATE	01/31/2024	BY	KBA
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96257 MONTEGO BAY, FERNANDINA BEACH

96257 MONTEGO BAY, FERNANDINA BEACH					INC DATE					AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115		
980.00	SF	5.20	5.20	100	2005	2005	3	86	4,383		
60.00	SF	6.50	6.50	100	2005	2005	3	86	335		

TOTAL OB/XF										7,833		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL	
RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	2	

Market: 0

Agricultural: 0

Common: 200,000

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NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		312,579
TOTAL MARKET OB/XF VALUE		7,833
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		520,412
SOH/AGL Deduction		285,430
ASSESSED VALUE		234,982
TOTAL EXEMPTION VALUE		105,000
BASE TAXABLE VALUE		129,982
TOTAL JUST VALUE		520,412
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		451,505

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14787	ELEC OTHER	3,500	04/01/2005
M09410	MECH OTHER	0	03/01/2005
B0413043	NEW CONSTR	163,079	06/01/2004
R046302	REPAIR/RRF	1,300	06/01/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1359/1199	10/18/2005	WD	Q	I	
					262,400

GRANTOR: RICHMOND AMERICAN HOM					
GRANTEE: WELSHHANS RICHARD W					
1259/1923	9/17/2004	WD	U	V	19
GRANTOR: WATSON HOME BUILDERS					
GRANTEE: 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 E18 FOP=[YR=2005] S2 E27 N8 W10 N3 W5 S3 W11 S6 W1\$ E1 N22 W19\$ E19 S16 E11 N3 E5 S3 E10 N59\$.					