LOT 3 IN OR 2153/1005
(EX R/W OR 384/431)
E V SCOTT SUB UNR

ANDREWS WANDA D
96180 MONTEREY ST
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5105-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

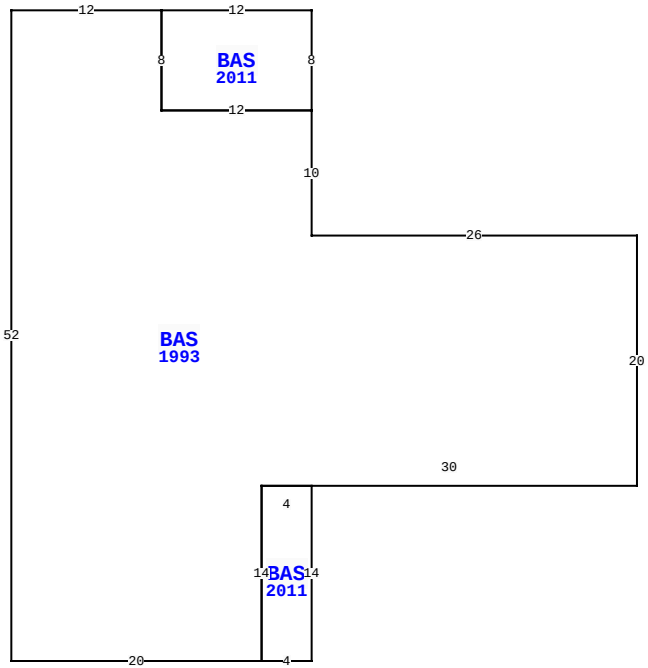
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,616	100	1,616	204,033
BAS	56	100	56	7,070
BAS	96	100	96	12,121
TOTALS	1,768		1,768	223,224

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,768	122.4300	153.04	270,575	1980	1988	0	0	0	17.50	82.50

1 SNGL FAM – 100% - 2010 Heated Area: 1768 HX Base Yr 2010



96180 MONTEREY ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/05/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		223,224
TOTAL MARKET OB/XF VALUE		13,913
TOTAL LAND VALUE - MARKET		75,200
TOTAL MARKET VALUE		312,337
SOH/AGL Deduction		192,515
ASSESSED VALUE		119,822
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		64,822
TOTAL JUST VALUE		312,337
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		266,753

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1706810	REPAIR/RRF	1,400	10/01/2017
6704	GARAGE	17,952	09/04/1990
6925	NEW CONSTR	2,000	09/04/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2153/1005	10/24/2017	QC	U	I	11	100
GRANTOR: ANDREWS WANDA D						
GRANTEE: BARTLETT GEORGE L &						
2135/0993	7/15/2017	QC	U	I	11	190,000
GRANTOR: BARTLETT GEORGE L						
GRANTEE: ANDREWS WANDA D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 N10 BAS=[YR=2011] N8 W12 S8 E12 $ W12 N8 W12 S52 E20 BAS=[YR=2011] E4 N14 W4 S14 $ N14 E30 N20 $.

EXTRA FEATURES

LN	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	0810	CONCRETE A	0	100	0	0	161.00	SF	6.50	6.50	100	1986	1986	3	49.5	518	
2	0510	GARAGE WD-	0	100	24	44	1,056.00	SF	52.50	52.50	100	1990	1990	3	20	11,088	
3	0855	CONC PAVER	0	100	26	13	338.00	SF	7.50	7.50	100	2010	2010	3	91	2,307	

LAND DESCRIPTION

TOTAL OB/XF 13,913

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100		RSF-1	0.00	0.00	0.94	AC		1.00	1.00	1.00	80,000.00	80,000.00	75,200							

REVIEW DATE 01/19/2023 BY DJA Total Acres: 0.94 Total Land Value: 75,200 Market: 0 Agricultural: 0 Common: 75,200 PRINTED 08/06/2024 BY SYS