LOT 9
IN OR 987/1789
EX R/W 384/431

MOTT SHANNON S & CHARLES E JR
96099 MONTEREY STREET
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5105-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

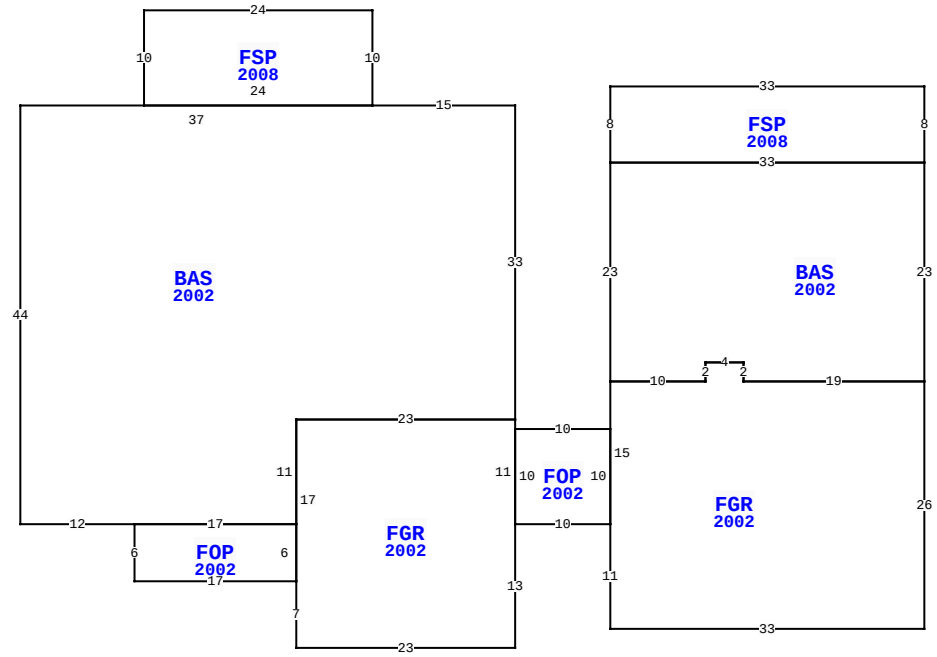
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	751	100	751	85,505
BAS	2,035	100	2,035	231,696
FGR	552	55	304	34,612
FGR	866	55	476	54,195
FOP	100	30	30	3,415
FOP	102	30	31	3,529
FSP	240	40	96	10,930
FSP	264	40	106	12,069
TOTALS	4,910		3,829	435,952

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,829	108.1080	135.14	517,451	2002	2002	0	0	0	15.75	84.25

1 SNGL FAM – 100% - 2003 Heated Area: 2786 HX Base Yr 2003



96099 MONTEREY ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		435,952
TOTAL MARKET OB/XF VALUE		65,256
TOTAL LAND VALUE - MARKET		321,000
TOTAL MARKET VALUE		822,208
SOH/AGL Deduction		386,289
ASSESSED VALUE		435,919
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		385,919
TOTAL JUST VALUE		822,208
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		786,894

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1023908	SWIM POOL	0	09/02/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0987/1789	5/23/2001	WD	U	V	01	100
GRANTOR: SIKES ARTHUR ROLAND						
GRANTEE: MOTT SHANNON SIKES						
0600/0806	6/26/1990	QC	U	V	01	100
GRANTOR: SIKES PATRICIA A						
GRANTEE: SIKES ARTHUR ROLAND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W15 FSP=[YR=2008] N10 W24 S10 E24$ W37 S44 E12 FOP=[YR=2002] S6 E17 FGR=[YR=2002] S7 E23 N13 FOP=[YR=2002] E10 FGR=[YR=2002] S11 E33 N26 BAS=[YR=2002] N23 FSP=[YR=2008] N8 W33 S8 E33 $ W33 S23 E10 N2 E4 S2 E19 $ W19 N2 W4 S2 W10 S15 $ N10 W10 S10 $ N11 W23 S17 $ N6 W17 $ E17 N11 E23 N33 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	86	3,010	
2	0300	BOAT DCK W	0	100	0	0	940.00	SF	40.00	40.00	100	2012	2012	3	68	25,568	
3	0303	FLT DOCK W	0	100	8	16	128.00	SF	26.00	26.00	100	2012	2012	3	68	2,263	
4	0311	WD GANG WY	0	100	0	0	20.00	SF	45.00	45.00	100	2012	2012	3	55	495	
5	0940	SHEDS/PORT	0	100	12	12	144.00	SF	20.10	20.10	100	2003	2003	3	21	608	
6	0812	CONCRETE C	0	100	0	0	3,336.00	SF	4.00	4.00	100	2003	2003	3	83	11,076	
7	0803	ASPHALT C	0	100	0	0	4,311.00	SF	2.00	2.00	100	2003	2003	3	52	4,483	
8	0861	POOL GUNIT	0	100	26	12	312.00	SF	85.00	85.00	100	2010	2010	3	60	15,912	
9	0845	KOOL DECK	0	100	0	0	279.00	SF	7.25	7.25	100	2010	2010	3	91	1,841	

LAND DESCRIPTION

TOTAL OB/XF 65,256

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	000116	C	SFR MARSH	100		RSF-	1150.00	300.00	150.00	FF	5	1.07	1.00	1.07	2,000.00	2,140.00	321,000							

REVIEW DATE 09/22/2020 BY KWA Total Acres: 0.00 Total Land Value: 321,000 Market: 0 Agricultural: 0 Common: 321,000 PRINTED 08/06/2024 BY SYS