LOT 11
IN OR 1409/1629
EX R/W OR 384/431

NEELD JEANNINE ANN
96078 MONTEREY ST
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5105-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

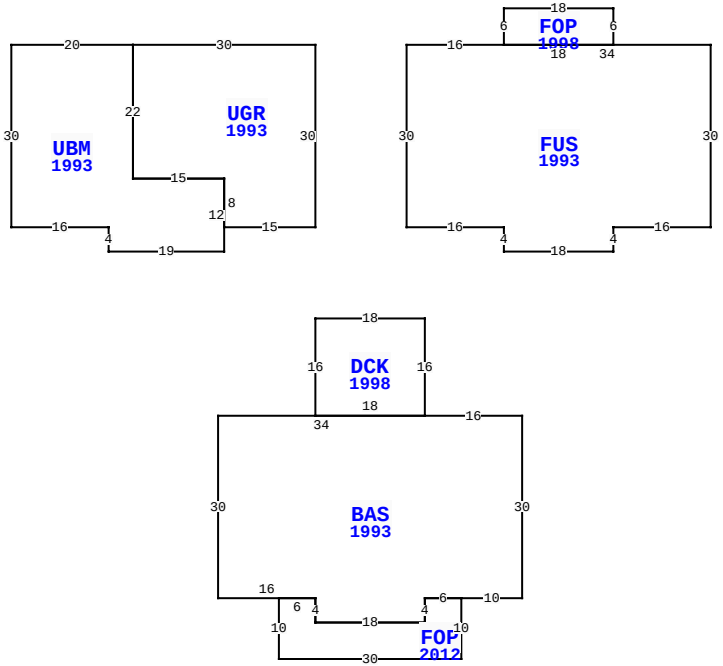
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	07	GAMBREL 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 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	1,572	100	1,572	162,474
DCK	288	10	29	2,997
FOP	108	30	32	3,308
FOP	228	30	68	7,028
FUS	1,572	100	1,572	162,474
UBM	796	20	159	16,434
UGR	780	45	351	36,278
TOTALS	5,344		3,783	390,991

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,783	99.3195	124.15	469,659	1980	1985	0	0	0	16.75	83.25

1 SNGL FAM – 100% - 2007 Heated Area: 3144 HX Base Yr 2007



BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	06/05/2023 MLU
INC DATE		AG DATE	

96078 MONTEREY ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		390,991
TOTAL MARKET OB/XF VALUE		5,930
TOTAL LAND VALUE - MARKET		98,400
TOTAL MARKET VALUE		495,321
SOH/AGL Deduction		261,197
ASSESSED VALUE		234,124
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		184,124
TOTAL JUST VALUE		495,321
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		441,807

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26193	REMODEL	2,054	07/01/2012
990056	REMODEL	4,265	11/01/1999
996314	ADDITION	6,200	07/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1409/1629	5/04/2006	WD	Q	I		442,000
GRANTOR: HREBENAR KEVIN R & RO						
GRANTEE: NEELD JEANNINE ANN						
1023/0540	12/06/2001	WD	Q	I		262,500
GRANTOR: VOLLENWEIDER HENRY T						
GRANTEE: HREBENAR KEVIN R &						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W30 UBM=[YR=1993] W20 S30 E16 S4 E19 N12 W15 N22 $ S22 E15 S8 E15 N30 $ PTR= E15 FUS=[YR=1993] E16 FOP=[YR=1998] N6 E18 S6 W18 $ E34 S30 W16 S4 W18 N4 W16 N30 $ W15 $ PTR= S45 DCK=[YR=1998] E18 S16 BAS=[YR=1993] E16 S30 W10 FOP=[YR=2012] S10 W30 N10 E6 S4 E18 N4 E6 $W6 S4 W18 N4 W16 N30 E34 $ W18 N16$ N45 $.

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	1980	1980	3	46.5	1,628	
2	0810	CONCRETE A	0	100	42	3	126.00	SF	6.50	6.50	100	1983	1983	3	41	336	
3	0810	CONCRETE A	0	100	93	16	1,488.00	SF	6.50	6.50	100	1983	1983	3	41	3,966	

LAND DESCRIPTION

TOTAL OB/XF 5,930

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	1.23	AC		1.00	1.00	1.00	80,000.00	80,000.00	98,400							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.23 Total Land Value: 98,400 Market: 0 Agricultural: 0 Common: 98,400 PRINTED 08/06/2024 BY SYS