LOT 12
IN OR 1197/985
EX R/W OR 384/431

JONES MARION W & HELEN C
96057 MONTEREY ST
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5105-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

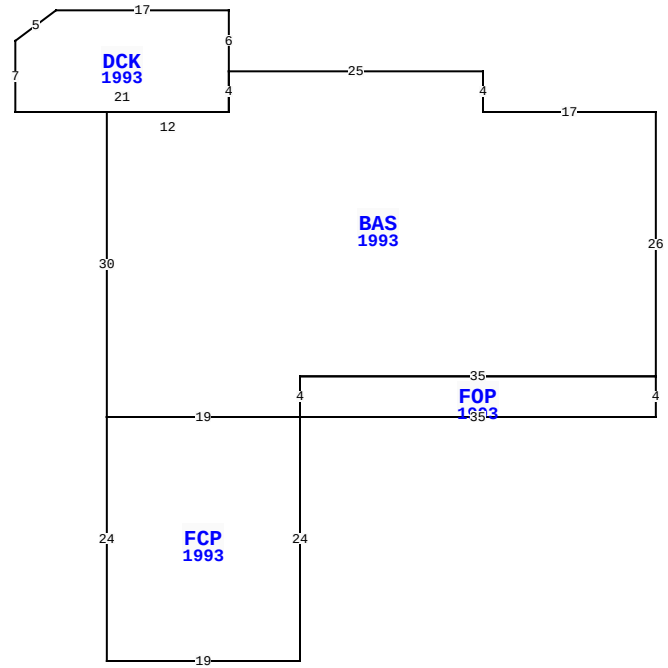
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,580	100	1,580	185,412
DCK	204	10	20	2,347
FCP	456	25	114	13,377
FOP	140	30	42	4,928
TOTALS	2,380		1,756	206,065

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,756	112.7700	140.96	247,526	1985	1985	0	0	0	16.75	83.25

1 SNGL FAM – 100% - 1986 Heated Area: 1580 HX Base Yr 1986



96057 MONTEREY ST, FERNANDINA BEACH

BLD DATE	03/03/2023 NW	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		206,065
TOTAL MARKET OB/XF VALUE		12,904
TOTAL LAND VALUE - MARKET		342,300
TOTAL MARKET VALUE		561,269
SOH/AGL Deduction		402,661
ASSESSED VALUE		158,608
TOTAL EXEMPTION VALUE	HX HB SL	158,608
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		561,269
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		533,190

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2005231	1 DOOR	1,575	07/01/2020
3037	N/A	2,150	08/18/1985

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1197/0985	12/23/2003	WD	U	I	01	100
GRANTOR: JONES HELEN C & MARIO						
GRANTEE: JONES MARION W & HE						
0614/0806	12/17/1990	WD	U	I	01	100
GRANTOR: JONES MARION W						
GRANTEE: JONES HELEN C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 N4 W25 DCK=[YR=1993] N6 W17 L4 D3 S7 E21 N4 $ S4 W12 S30 FCP=[YR=1993] S24 E19 N24 FOP=[YR=1993] E35 N4 W35 S4 $ W19 $ E19 N4 E35 N26 $.

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	156.00	SF	6.50	6.50	100	1985	1985	3	47	477	
2	0825	BRICK	0	100	10	3	30.00	SF	12.50	12.50	100	1985	1985	3	81	304	
3	0820	WOOD WALK	0	100	8	3	24.00	SF	11.75	11.75	100	1997	1997	3	40	113	
4	0810	CONCRETE A	0	100	11	11	121.00	SF	6.50	6.50	100	1997	1997	3	73	574	
5	0920	CWALL-WD/M	0	100	0	0	34.00	LF	390.00	390.00	100	1997	1997	3	20	2,652	
6	0810	CONCRETE A	0	100	0	0	453.00	SF	5.20	5.20	100	1997	1997	3	73	1,720	
7	0510	GARAGE WD-	0	100	23	30	690.00	SF	35.00	35.00	100	2001	2001	3	29	7,004	
8	0300	BOAT DCK W	0	100	0	0	512.00	SF	0.40	0.40	100	1990	1990	3	20	41	
9	0303	FLT DOCK W	0	100	15	15	225.00	SF	0.26	0.26	100	2001	2001	3	29	17	
10	0311	WD GANG WY	0	100	0	0	20.00	SF	0.45	0.45	100	2001	2001	3	20	2	

TOTAL OB/XF 12,904

LAND DESCRIPTION

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-	1163.00	281.00	163.00	FF	5	1.05	1.00	1.05	2,000.00	2,100.00	342,300							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 342,300 Market: 0 Agricultural: 0 Common: 342,300 PRINTED 08/06/2024 BY SYS