

LOT 15 IN OR 2326/1863
(EX R/W OR 384/431)
E V SCOTT SUB UNR

REYNOLDS ALEXIS C CARLSON
96001 MONTEREY ST
FERNANDINA BEACH, FL 32034-1686

2024

46-3N-28-5105-0015-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	06 BD/BATTEN 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 50
Interior Wall	06 CUST PANEL 50
Interior Floo	02 HARDWOOD 70
Interior Floo	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 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	1,352	100	1,352	165,344
FCP	288	25	72	8,805
FSP	48	40	19	2,324
FUS	392	100	392	47,940
STP	187	10	19	2,324
UGR	288	45	130	15,899
UOP	52	20	10	1,223
UST	96	45	43	5,259
TOTALS	2,703		2,037	249,117

EXTRA FEATURES	
L N	OB/XF CODE
1	0500
2	0920
3	0825
4	0322
5	0300
6	0350
7	0855
8	0855
9	0317
10	0310

LAND DESCRIPTION	
L N	USE CODE
1	000116

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,037	118.2321	147.79	301,048	1977	2000	0	0	0	17.25
1 SNGL FAM - 0% - 0 Heated Area: 1744 HX Base Yr											
96001 MONTEREY ST, FERNANDINA BEACH											

TOTAL OB/XF	
116,746	
TOTAL OB/XF	
116,746	

TOTAL OB/XF	
116,746	

NASSAU COUNTY PROPERTY	
PAGE 1 of 2	
VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	272,319
TOTAL MARKET OB/XF VALUE	120,240
TOTAL LAND VALUE - MARKET	462,000
TOTAL MARKET VALUE	854,559
SOH/AGL Deduction	181,795
ASSESSED VALUE	672,764
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	672,764
TOTAL JUST VALUE	854,559
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	790,652

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R07547	REPAIR/RRF	3,500	04/01/2005
R940255	REPAIR/RRF	2,600	12/01/1994
3040	NEW CONSTR	0	05/01/1988
4880	NEW CONSTR	7,417	05/01/1988

SALES DATA	
OFF RECORD Number	DATE
2326/1863	12/20/2019
GRANTOR: ODOM FRANK M III & BE	
GRANTEE: REYNOLDS ALEXIS C C	
2062/1297	7/20/2016
GRANTOR: BRAINARD WILLIAM B	
GRANTEE: ODOM FRANK M III &	

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1993] W18 STP=[YR=1993] N7 W17 S3 W17 S4 E34\$ W34 S8	
UST=[YR=1993] W8 S12 E8 N12\$ S18 E16 FCP=[YR=1993] S24 E12	
UGR=[YR=1993] E12 N24 W12 S24\$ N24 W12\$ E36 N10 UOP=[YR=1993]	
E4 N13 W4 S13\$ N16\$ PTR=E40 FUS=[YR=1993] E16 FSP=[YR=1993]	
N4 E12 S4 W12\$ E12 S14 W28 N14\$ W40\$.	

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BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	06
Roof Structure	03
Roof Cover	03
Interior Wall	04
Interior Floor	13
Air Condition	02
Heating Type	03
Bedrooms	1
Bathrooms	1
Frame	02
Stories	1.
Units	0
Occupancy	00

Quality	03
DOR CODE	0100
MAP NUM	
NEIGHBORHOOD/LOC	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	523	100	523	22,724
FOP	36	30	11	478
TOTALS	559		534	23,202

EXTRA FEATURES	
L N	OB/XF CODE
11	0303

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0150	01	534	110.0000	55.00	29,370	1990	1995	0	0	21.00	79.00
2 ACCESSORY U - 0% - 0											
Heated Area: 523											
HX Base Yr											
BAS 1993											
FOP 1993											
96001 MONTEREY ST, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
06/06/2023 MLU											

NASSAU COUNTY PROPERTY	
PAGE 2 of 2	
VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	272,319
TOTAL MARKET OB/XF VALUE	120,240
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GRANTOR: BRAINARD WILLIAM B	
GRANTEE: ODOM FRANK M III &	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W26 S16 E4 FOP=[YR=1993] S6 E6 N6 W6 \$ E6 S6 E3 S1 E11 N1 E2 N22 \$.	

LAND DESCRIPTION	
L N	USE CODE
CLS	LAND USE DESCRIPTION
CAP	R D
LOC ZONE	FRONT
DEPTH	TOT LND UTS
UNIT TYPE	D T
DPHT FACT	% COND
TOT ADJ	UNIT PRICE
ADJ UNIT PRICE	LAND VALUE
OTHER ADJUSTMENTS AND NOTES	YEAR
DENSITY	DECL
FRZ	YR
CONSRV	