

LOT 1
IN OR 1759/1447
ESMT PT OR 1179/1730

JOHNS SHANE M & ALLISON
96331 MONTEGO BAY
FERNANDINA BEACH, FL 32034

2025

00-00-30-0315-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2027.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,006	100	2003	2,006	259,003
FGR	460	55	2003	253	32,666
FOP	72	30	2003	22	2,840
PTO	720	5	2011	36	4,649
TOTALS	3,258			2,317	299,157

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	823.00	SF	5.20
3	0810	CONCRETE A	0	100	19	3	57.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,317	108.6820	143.46	332,397	2003	2003	0	0	0	10.00	90.00	
1 SNGL FAM - 100% - 2012 Heated Area: 2006 HX Base Yr 2012													
96331 MONTEGO BAY, FERNANDINA BEACH													

BLD DATE				LGL DATE			
XF DATE				LAND DATE			
INC DATE				AG DATE			
				04/29/2025			
				MLU			

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 8
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		299,157	
TOTAL MARKET OB/XF VALUE		6,823	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		555,980	
SOH/AGL Deduction		327,045	
ASSESSED VALUE		228,935	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		178,213	
TOTAL JUST VALUE		555,980	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		491,766	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310804	NEW CONSTR	147,252	01/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1759/1447	9/30/2011	WD	Q	I	01	215,000	
GRANTOR: JUKKALA JAY H & ANGEL							
GRANTEE: JOHNS SHANE M & ALL							
1485/0462	3/14/2007	WD	Q	I		310,000	
GRANTOR: MUMMERY DAVID J & DAR							
GRANTEE: JUKKALA JAY H & ANG							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2003] W7 PTO=[YR=2011] N24 W30 S24 E30\$ W30 N12 W13 S57 E12 FOP=[YR=2003] S4 E18 N1 FGR=[YR=2003] E20 N23 W20 S23 \$ N3 W18 \$ E18 N20 E20 N25 \$.									