

LOT 2
PDSTRIAN ESMT PT OR 1179/1730
ISLESWORTH PB 6/300

MATTHEWS KIM E & ROBERT F
96349 MONTEGO BAY
FERNANDINA BEACH, FL 32034

2025

00-00-30-0315-0002-0000



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	2,266	100	2005	2,266	289,781
FGR	418	55	2005	230	29,413
FOP	96	30	2005	29	3,708
FOP	199	30	2005	60	7,673
STP	12	10	2005	1	128
TOTALS	2,991			2,586	330,704

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	0812	CONCRETE C	0	100	0	0	1,029.00	SF	4.00
3	0810	CONCRETE A	0	100	18	3	54.00	SF	6.50

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,586	106.4640	140.53	363,411	2005	2005		0	0	9.00	91.00
1 SNGL FAM - 100% - 2020 Heated Area: 2266 HX Base Yr 2020												
96349 MONTEGO BAY, FERNANDINA BEACH												

TOTAL OB/XF										6,832		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT		1.00

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE				330,704	
TOTAL MARKET OB/XF VALUE				6,832	
TOTAL LAND VALUE - MARKET				250,000	
TOTAL MARKET VALUE				587,536	
SOH/AGL Deduction				234,208	
ASSESSED VALUE				353,328	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				302,606	
TOTAL JUST VALUE				587,536	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				521,850	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412971	NEW CONSTR	163,079	06/01/2004
R046265	REPAIR/RRF	1,300	06/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2272/0628	4/30/2019	WD	Q	I	02	350,000
GRANTOR: 315 REAL ESTATE CAPIT						
GRANTEE: MATTHEWS KIM E & RO						
2232/1521	10/18/2018	WD	U	I	37	255,000
GRANTOR: COGGINS J PETER						
GRANTEE: 315 REAL ESTATE CAP						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] W16 FOP=[YR=2005] W15 S2 E2 S6 E11 N6 E2 N2\$ S2 W2 S6 W11 N6 W2 N2 W14 S60 FOP=[YR=2005] S7 E27 N2 FGR=[YR=2005] E18 N14 STP=[YR=2005] E4 N3 W4 S3\$ N8 W19 S22 E1\$ W1 N5 W11 N3 W5 S3 W10 \$ E10 N3 E5 S3 E11 N17 E19 N43 \$.									

LAND DESCRIPTION										TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000		