LOT 3
PDSTRIAN ESMT PT OR 1179/1730
ISLESWORTH PB 6/300

JOHN AND BARBARA TRUST/PIEKLO JOHN M TRUSTEE
96423 MONTEGO BAY
FERNANDINA BEACH, FL 32034

2025

00-00-30-0315-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

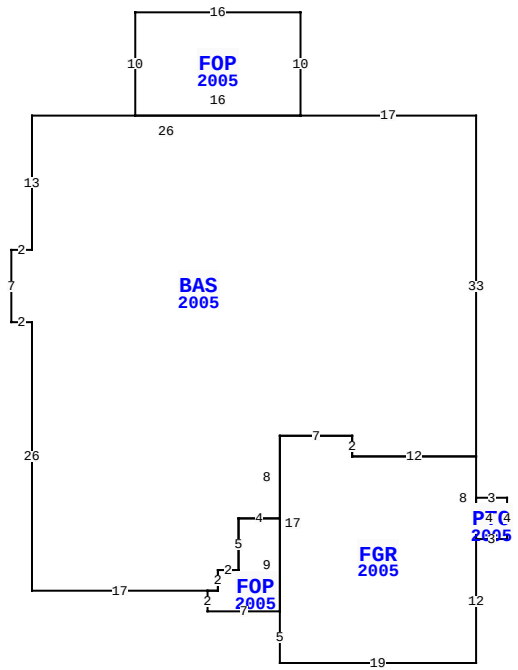
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	1,699	100	2005	1,699	221,017
FGR	394	55	2005	217	28,229
FOP	46	30	2005	14	1,821
FOP	160	30	2005	48	6,244
PTO	12	5	2005	1	130
TOTALS	2,311			1,979	257,442

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,979	110.6420	146.05	289,033	2005	2005	0	0	0	10.93	89.07

1 SNGL FAM – 100% - 2021 Heated Area: 1699 HX Base Yr 2021



96423 MONTEGO BAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		257,442
TOTAL MARKET OB/XF VALUE		5,913
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		513,355
SOH/AGL Deduction		188,412
ASSESSED VALUE		324,943
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		274,221
TOTAL JUST VALUE		513,355
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		451,384

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0509688	H/AC	0	05/01/2005
E14829	ELEC OTHER	1,999	04/01/2005
P0408760	OTHER	0	12/01/2004
B0413397	NEW CONSTR	130,000	07/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2482/0950	7/27/2021	WD	U	I	11	100
GRANTOR: PIEKLO JOHN M & BARBA						
GRANTEE: JOHN AND BARBARA TR						
2385/0831	8/18/2020	WD	Q	I	02	349,000
GRANTOR: GOTTWALS HARRY SR & E						
GRANTEE: PIEKLO JOHN M & BAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W17 FOP=[YR=2005] N10 W16 S10 E16$ W26 S13 W2 S7 E2 S26 E17 FOP=[YR=2005] S2 E7 FGR=[YR=2005] S5 E19 N12 PTO=[YR=2005] E3 N4 W3 S4$ N8 W12 N2 W7 S17$ N9 W4 S5 W2 S2 W1$ E1 N2 E2 N5 E4 N8 E7 S2 E12 N33$.

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	2005	2005	3	88	3,080	
2	0811	CONCRETE B	0	100	0	0	615.00	SF	5.20	5.20	100	2005	2005	3	84	2,686	
3	0810	CONCRETE A	0	100	9	3	27.00	SF	6.50	6.50	100	2005	2005	3	84	147	

LAND DESCRIPTION

TOTAL OB/XF 5,913

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	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							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/30/2025 BY SYS