LOT 5
IN OR 2222/1095
PDSTRIAN ESMT PT OR 1179/1730

SHULL KENNETH G
96392 MONTEGO BAY
FERNANDINA BEACH, FL 32034-8487

2025

00-00-30-0315-0005-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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

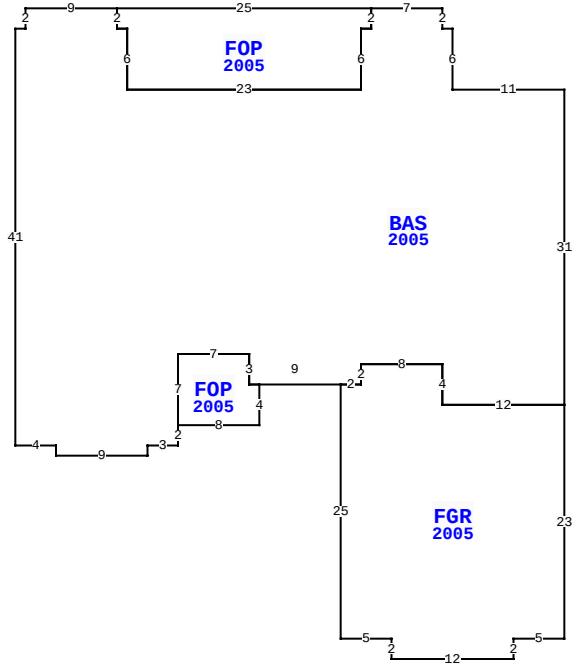
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2027.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,810	100	2005	1,810	245,380
FGR	566	55	2005	311	42,162
FOP	53	30	2005	16	2,169
FOP	188	30	2005	56	7,592
TOTALS	2,617			2,193	297,302

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,193	113.4840	149.80	328,511	2005	2005	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2019 Heated Area: 1810 HX Base Yr 2019



96392 MONTEGO BAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		297,302
TOTAL MARKET OB/XF VALUE		6,472
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		553,774
SOH/AGL Deduction		225,194
ASSESSED VALUE		328,580
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		272,858
TOTAL JUST VALUE		553,774
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		489,688

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14618	ELEC OTHER	5,300	03/01/2005
M09415	MECH OTHER	0	03/01/2005
P09008	OTHER	0	02/01/2005
B0413288	NEW CONSTR	167,000	07/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2222/1095	9/10/2018	WD	Q	I	02	365,000
GRANTOR: WORKMAN THOMAS T & LU						
GRANTEE: SHULL KENNETH G						
1327/1242	6/22/2005	WD	Q	I		236,900
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: WORKMAN THOMAS & LU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W11 N6 W1 N2 W7 FOP=[YR=2005] W25 S2 E1 S6 E23 N6 E1 N2$ S2 W1 S6 W23 N6 W1 N2 W9 S2 W1 S41 E4 S1 E9 N1 E3 N2 FOP=[YR=2005] E8 N4 W1 N3 W7 S7$ N7 E7 S3 E9 FGR=[YR=2005] S25 E5 S2 E12 N2 E5 N23 W12 N4 W8 S2 W2$ E2 N2 E8 S4 E12 N31$.

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	764.00	SF	5.20	5.20	100	2005	2005	3	84	3,337	
3	0810	CONCRETE A	0	100	0	0	10.00	SF	6.50	6.50	100	2005	2005	3	84	55	

LAND DESCRIPTION

TOTAL OB/XF 6,472

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