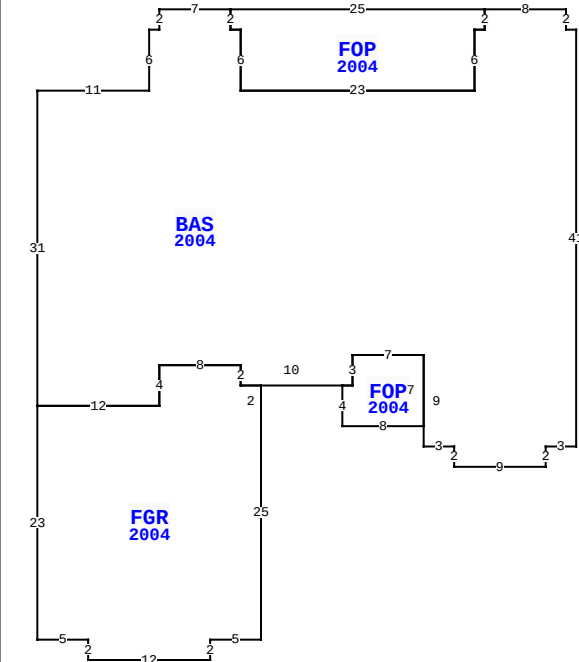


FOGARTY PETER J & PATRICE
96346 MONTEGO BAY
FERNANDINA BEACH, FL 32034

00-00-30-0315-0007-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																					
Exterior Wall		16	WD FR STUC 100		0900	01	2,159	110.6420	146.05	315,322	2004	2004			0	0	10.00	90.00	VALUATION BY		STANDARD																		
Roof Structur		03	GABLE/HIP 100		1 SNGL FAM - 100% - 2017															Heated Area: 1776										HX Base Yr 2017									
Roof Cover		03	COMP SHNGL 100																	BUILDING MARKET VALUE										283,790									
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE										24,560									
Interior Floo		14	CARPET 70																	TOTAL LAND VALUE - MARKET										250,000									
Interior Floo		11	CLAY TILE 30																	TOTAL MARKET VALUE										558,350									
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction										216,541									
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE										341,809									
Bedrooms			3 100																	TOTAL EXEMPTION VALUE										HX HB		50,722							
Bathrooms			2 100																	BASE TAXABLE VALUE										291,087									
Frame		02	WOOD FRAME 100																	TOTAL JUST VALUE										558,350									
Stories		1.	1. 100																	NCON VALUE										0									
Units			0 100		INCOME VALUE																																		
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE										496,330																								
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	1,776	100	2004	1,776	233,447																																		
FGR	566	55	2004	311	40,880																																		
FOP	53	30	2004	16	2,103																																		
FOP	188	30	2004	56	7,361																																		
TOTALS		2,583			2,159	283,790	96346 MONTEGO BAY, FERNANDINA BEACH																			BLD DATE				LGL DATE		04/29/2025		MLU					
EXTRA FEATURES																	XF DATE				LAND DATE				AG DATE														
L N	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	2004	2004	3	87	3,045																								
2	0812	CONCRETE C	0 100	0	0	1,240.00	SF	4.00	4.00	100	2004	2004	3	83	4,117																								
3	0861	POOL GUNIT	0 100	0	0	370.00	SF	85.00	85.00	100	2004	2004	3	32	10,064																								
4	0845	KOOL DECK	0 100	0	0	678.00	SF	7.25	7.25	100	2004	2004	3	83	4,080																								
5	0910	SCRN RM L	0 100	0	0	1,033.00	SF	15.00	15.00	100	2004	2004	3	21	3,254																								