

LOT 8
IN OR 1278/1631
PDSTRIAN ESMT PT OR 1179/1730

BOSKO SHIRLEY
96334 MONTEGO BAY
FERNANDINA BEACH, FL 32034

2025

00-00-30-0315-0008-0000



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	PAGE 1 of 1														
Exterior Wall	16	WD FR STUC 100	0900	01	2,643	108.4800	143.19	378,451	2004	2004	0	0	10.00	90.00															
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2005													Heated Area: 2200													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2005													
Interior Wall	05	DRYWALL 100																											
Interior Floo	12	HARDWOOD 60																											
Interior Floo	14	CARPET 40																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		4 100																											
Bathrooms		3 100																											
Frame	02	WOOD FRAME 100																											
Stories	2.	2. 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	1,857	100	2004	1,857	239,314																								
FGR	585	55	2004	322	41,496																								
FOP	53	30	2004	16	2,062																								
FOP	188	30	2004	56	7,217																								
FUS	343	100	2004	343	44,203																								
USP	162	30	2024	49	6,314																								
TOTALS	3,188			2,643	340,606																								
EXTRA FEATURES						96334 MONTEGO BAY, FERNANDINA BEACH																							
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	1,248.00	SF	4.00	4.00	100	2004	2004	3	83	4,143													
3	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	2004	2004	3	83	49													
4	0861	POOL GUNIT	0	100	0	0	365.00	SF	85.00	85.00	100	2005	2005	3	36	11,169													
5	0845	KOOL DECK	0	100	0	0	690.00	SF	7.25	7.25	100	2005	2005	3	84	4,202													
6	0810	CONCRETE A	0	100	13	10	130.00	SF	6.50	6.50	100	2005	2005	3	84	710													
7	0810	CONCRETE A	0	100	9	11	99.00	SF	6.50	6.50	100	2005	2005	3	84	541													
8	0835	QUARY TILE	0	100	4	4	16.00	SF	10.00	10.00	100	2005	2005	3	84	134													
9	0810	CONCRETE A	0	100	0	0	469.00	SF	6.50	6.50	100	2005	2005	3	84	2,561													
10	0855	CONC PAVER	0	100	0	0	235.00	SF	10.00	10.00	100	2024	2023		100	2,350													
LAND DESCRIPTION						TOTAL OB/XF 28,904																							
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	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																													