LOT 9
PDSTRIAN ESMT PT OR 1179/1730
ISLESWORTH PB 6/300

WALKER MICHAEL & EMILY/WALKER KAREN
96320 MONTEGO BAY
FERNANDINA BEACH, FL 32034

2025

00-00-30-0315-0009-0000

NASSAU COUNTY PROPERTY

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		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

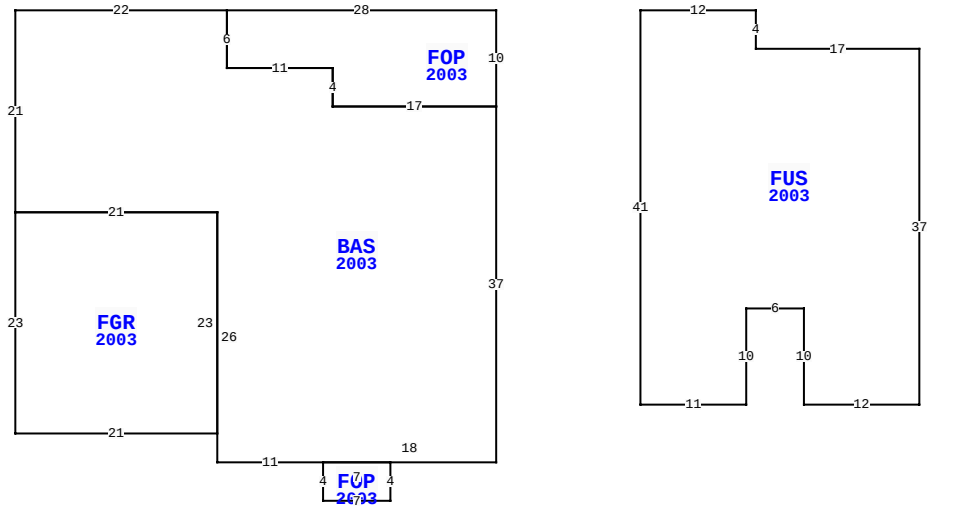
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2027.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100	2003	1,568	199,445
FGR	483	55	2003	266	33,835
FOP	28	30	2003	8	1,018
FOP	236	30	2003	71	9,031
FUS	1,061	100	2003	1,061	134,956
TOTALS	3,376			2,974	378,284

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,974	107.0660	141.33	420,315	2003	2003	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2022 Heated Area: 2629 HX Base Yr 2022



96320 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		378,284
TOTAL MARKET OB/XF VALUE		6,660
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		634,944
SOH/AGL Deduction		113,938
ASSESSED VALUE		521,006
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		470,284
TOTAL JUST VALUE		634,944
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		566,938

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310803	NEW CONSTR	188,384	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2451/0841	4/12/2021	WD	Q	I	01	550,000
GRANTOR: VERLINDE ELIZABETH A						
GRANTEE: WALKER KAREN K & MI						
2017/0308	11/25/2015	WD	Q	I	01	375,000
GRANTOR: VRANCIC DAVID G & LYN						
GRANTEE: VERLINDE ELIZABETH						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2003] W28 BAS=[YR=2003] W22 S21 FGR=[YR=2003] S23 E21 N23 W21 $ E21 S26 E11 FOP=[YR=2003] S4 E7 N4 W7 $ E18 N37 W17 N4 W11 N6 $ S6 E11 S4 E17 N10 $ PTR= E15 FUS 2003= E12 S4 E17 S37 W12 N10 W6 S10 W11 N41 $ W15 $.

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	2003	2003	3	86	3,010	
2	0811	CONCRETE B	0	100	0	0	751.00	SF	5.20	5.20	100	2003	2003	3	82	3,202	
3	0810	CONCRETE A	0	100	21	4	84.00	SF	6.50	6.50	100	2003	2003	3	82	448	

LAND DESCRIPTION

TOTAL OB/XF 6,660

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