

LOT 26
PDSTRIAN ESMT PT OR 1179/1730
ISLESWORTH PB 6/300

SISTERS THREE LLC
2126 CALAIS LANE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0315-0026-0000



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	14	CARPET 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
BAS	1,850	100
FGR	460	55
FOP	36	30
FSP	150	40
PTO	16	5
TOTALS	2,512	2,175

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,175	109.6620	144.75	314,831	2003	2003	0	0	10.50	89.50

1 SNGL FAM - 0% - 2024

Heated Area: 1850

HX Base Yr

Diagram illustrating the layout and dimensions of a building footprint (FAM) and its associated heated area (1850). The layout includes several rooms and additions, each labeled with its area type and year (2003):

- BAS 2003** (Main Building): 28' x 25' = 700 sq ft
- FGR 2003** (Front Garage): 20' x 3' = 60 sq ft
- FOP 2003** (Front Porch): 11' x 4' = 44 sq ft
- FSP 2003** (Front Side Porch): 15' x 7' = 105 sq ft
- PTO 2003** (Patio/Terrace): 4' x 4' = 16 sq ft

The total area is 1850 sq ft.

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025

MLU

96136 MONTEGO BAY, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/29/2025 MLU

EXTRA FEATURES							96136 MONTEGO BAY, FERNANDINA BEACH				INC 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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010			
2	0811	CONCRETE B	0	0	0	0	624.00	SF	5.20	5.20	100	2003	2003	3	82	2,661			
3	0810	CONCRETE A	0	0	21	3	63.00	SF	6.50	6.50	100	2003	2003	3	82	336			