LOT 27
PDSTRIAN ESMT PT OR 1179/1730
ISLESWORTH PB 6/300

FALLECKER WILLIAM J & JILL REED
96118 MONTEGO BAY
FERNANDINA BEACH, FL 32034-8484

2025

00-00-30-0315-0027-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

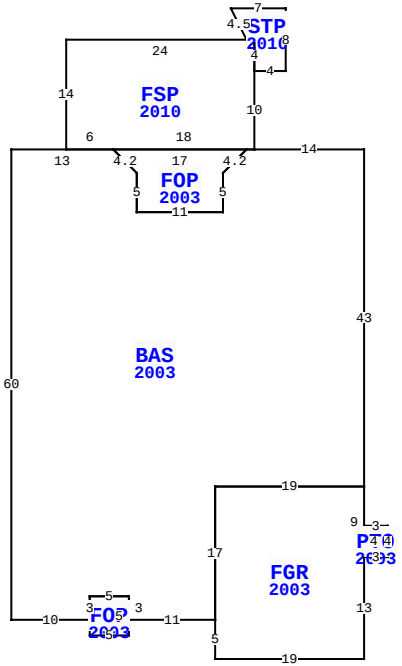
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,265	100	2003	2,265	286,131
FGR	418	55	2003	230	29,055
FOP	25	30	2003	8	1,010
FOP	97	30	2003	29	3,663
FSP	336	40	2010	134	16,928
PTO	12	5	2003	1	126
STP	40	10	2010	4	506
TOTALS	3,193			2,671	337,419

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,671	107.7120	142.18	379,763	2003	2003	0	0	0	11.15	88.85

1 SNGL FAM – 100% - 2025 Heated Area: 2265 HX Base Yr 2025



96118 MONTEGO BAY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		337,419
TOTAL MARKET OB/XF VALUE		10,613
TOTAL LAND VALUE - MARKET		262,500
TOTAL MARKET VALUE		610,532
SOH/AGL Deduction		316,908
ASSESSED VALUE		293,624
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		237,902
TOTAL JUST VALUE		610,532
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		542,201

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226293	TRUSS	6,500	08/01/2012
B23543	XFOB	6,297	05/01/2010
R035030	REPAIR/RRF	1,500	05/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2702/1978	3/29/2024	WD	Q	I	01	715,000
GRANTOR: CLARK DONALD F SR &						
GRANTEE: FALLECKER WILLIAM J						
2616/1875	2/01/2023	QC	U	I	11	100
GRANTOR: CLARK DONALD & JEANIN						
GRANTEE: CLARK DONALD SR & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W14 FSP=[YR=2010] N10 STP=[YR=2010] E4 N8 W7 D4 R2 E1 S4$ N4 W24 S14 E6 FOP=[YR=2003] D3 R3 S5 E11 N5 U3 R3 W17$ E18$ W1 D3 L3 S5 W11 N5 U3 L3 W13 S60 E10 FOP=[YR=2003] S2 E5 N5 W5 S3 $ N3 E5 S3 E11 FGR=[YR=2003] S5 E19 N13 PTO=[YR=2003] E3 N4 W3 S4$ N9 W19 S17$ N17 E19 N43$.

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	612.00	SF	5.20	5.20	100	2003	2003	3	82	2,610	
3	0825	BRICK	0	100	0	0	89.00	SF	12.50	12.50	100	2003	2003	3	95	1,057	
4	0825	BRICK	0	100	0	0	189.00	SF	12.50	12.50	100	2003	2003	3	95	2,244	
5	0855	CONC PAVER	0	100	0	0	188.00	SF	10.00	10.00	100	2010	2010	3	90	1,692	

LAND DESCRIPTION

TOTAL OB/XF 10,613

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	000134	C	RES POND	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.05	250,000.00	262,500.00	262,500							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 262,500 Market: 0 Agricultural: 0 Common: 262,500 PRINTED 07/30/2025 BY SYS