LOT 29
PDSTRIAN ESMT PT OR 1179/1730
ISLESWORTH PB 6/300

REISNER JOSHUA D & ELIZABETH M
96062 MONTEGO BAY
FERNANDINA BEACH, FL 32034

2025

00-00-30-0315-0029-0000

BUILDING CHARACTERISTICS

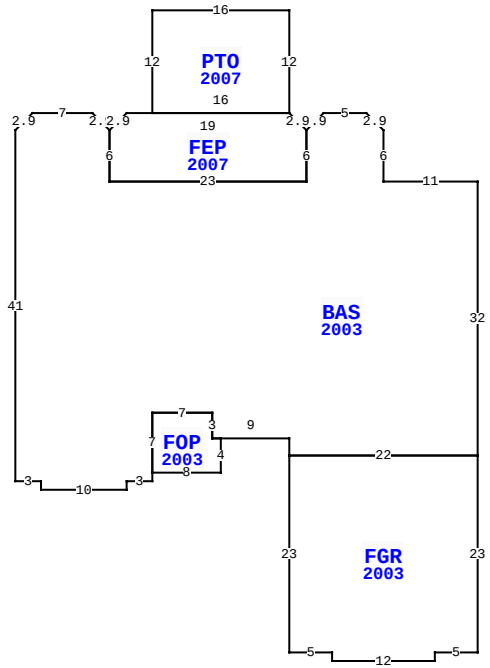
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,885	100	2003	1,885	236,579
FEP	180	80	2007	144	18,073
FGR	518	55	2003	285	35,770
FOP	53	30	2003	16	2,008
PTO	192	5	2007	10	1,255
TOTALS	2,828			2,340	293,684

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,340	106.2320	140.23	328,138	2003	2003	0	0	0	10.50	89.50

1 SNGL FAM – 0% - 0 Heated Area: 1885 HX Base Yr



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

96062 MONTEGO BAY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	293,684
TOTAL MARKET OB/XF VALUE	7,069
TOTAL LAND VALUE - MARKET	262,500
TOTAL MARKET VALUE	563,253
SOH/AGL Deduction	94,815
ASSESSED VALUE	468,438
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	468,438
TOTAL JUST VALUE	563,253
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	496,810

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18615	REMODEL	11,300	10/31/2006
R035136	REPAIR/RRF	1,500	06/01/2003
B0363286	NEW CONSTR	141,446	05/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2430/0924	12/10/2020	WD	U	I	11	100
GRANTOR: HADDOCK HENRY R & WYO						
GRANTEE: REISNER JOSHUA D &						
2416/0204	12/10/2020	WD	Q	I	01	419,500
GRANTOR: HADDOCK HENRY R & WYO						
GRANTEE: REISNER JOSHUA D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W11 N6 U2 L2 W5 D2 L2 FEP=[YR=2007] U2 L2 PTO=[YR=2007] N12 W16 S12 E16$ W19 L2 D2 S6 E23 N6$ S6 W23 N6 U2 L2 W7 L2 D2 S41 E3 S1 E10 N1 E3 N1 FOP=[YR=2003] E8 N4 W1 N3 W7 S7$ N7 E7 S3 E9 S2 FGR=[YR=2003] S23 E5 S1 E12 N1 E5 N23 W22$ E22 N32$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
2	0812	CONCRETE C	0	0	0	0	1,218.00	SF	4.00	4.00	100	2003	2003	3	82	3,995	
3	0810	CONCRETE A	0	0	4	3	12.00	SF	6.50	6.50	100	2003	2003	3	82	64	

LAND DESCRIPTION

TOTAL OB/XF 7,069

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	0		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