LOT 31
PDSTRIAN ESMT PT OR 1179/1730
ISLESWORTH PB 6/300

CRISCI CAROL TRUST/CRISCI CAROL ANN TRUSTEE
96032 MONTEGO BAY
FERNANDINA BEACH, FL 32034

2025

00-00-30-0315-0031-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

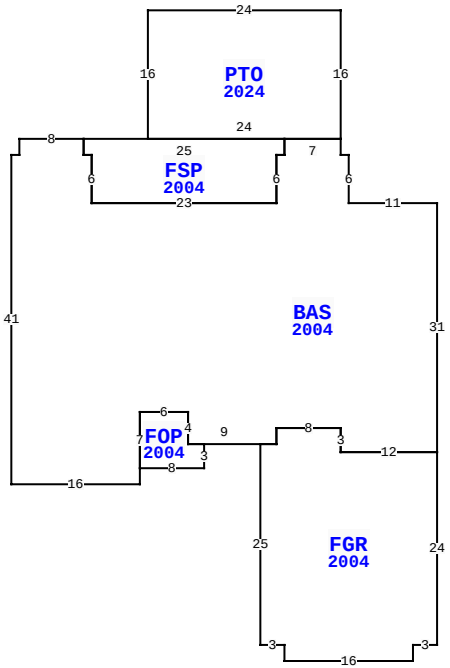
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,786	100	2004	1,786	228,193
FGR	586	55	2004	322	41,141
FOP	48	30	2004	14	1,789
FSP	188	40	2004	75	9,583
PTO	384	5	2024	19	2,428
TOTALS	2,992			2,216	283,133

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,216	109.3680	144.37	319,924	2004	2004	0	0	0	11.50	88.50

1 SNGL FAM – 100% - 2021 Heated Area: 1786 HX Base Yr 2021



96032 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		283,133
TOTAL MARKET OB/XF VALUE		7,049
TOTAL LAND VALUE - MARKET		262,500
TOTAL MARKET VALUE		552,682
SOH/AGL Deduction		199,961
ASSESSED VALUE		352,721
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		301,999
TOTAL JUST VALUE		552,682
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		486,969

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412313	NEW CONSTR	229,620	02/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2704/1719	4/05/2024	WD	U	I	11	100
GRANTOR: CRISCI CAROL A						
GRANTEE: CRISCI CAROL TRUST						
2406/0536	11/02/2020	WD	Q	I	01	425,000
GRANTOR: BRANDT FAMILY REVOCAB						
GRANTEE: CRISCI CAROL A						

BUILDING NOTES

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	2004	2004	3	87	3,045	
2	0812	CONCRETE C	0	100	0	0	1,206.00	SF	4.00	4.00	100	2004	2004	3	83	4,004	

BUILDING DIMENSIONS

BAS=[YR=2004;ORIG=0,0] W11 N6 W1 N2 W7 S2 W1 S6 W23 N6 W1 N2 W8 S2 W1 S41 E16 N2 N7 E6 S4 E9 E2 N2 E8 S3 E12 N31 $
FGR=[YR=2004;ORIG=-22,30] S25 E3 S2 E16 N2 E3 N24 W12 N3 W8 S2 W2 $
FSP=[YR=2004;ORIG=-19,-8] W25 S2 E1 S6 E23 N6 E1 N2 $
FOP=[YR=2004;ORIG=-37,33] E8 N3 W2 N4 W6 S7 $
PTO=[YR=2024;ORIG=-36,-24] E24 S16 W24 N16 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,049

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