LOT 32
IN OR 1721/1664
PDSTRIAN ESMT PT OR 1179/1730

HUTTO ELIZABETH B
96020 MONTEGO BAY
FERNANDINA BEACH, FL 32034

2025

00-00-30-0315-0032-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

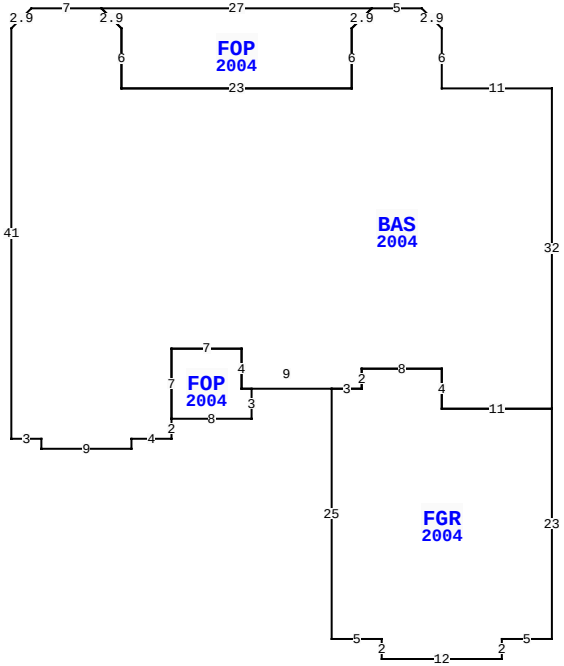
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,839	100	2004	1,839	235,521
FGR	568	55	2004	312	39,958
FOP	52	30	2004	16	2,049
FOP	188	30	2004	56	7,172
TOTALS	2,647			2,223	284,700

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,223	107.8000	142.30	316,333	2004	2004	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2012 Heated Area: 1839 HX Base Yr 2012



96020 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		284,700
TOTAL MARKET OB/XF VALUE		7,970
TOTAL LAND VALUE - MARKET		262,500
TOTAL MARKET VALUE		555,170
SOH/AGL Deduction		333,054
ASSESSED VALUE		222,116
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		171,394
TOTAL JUST VALUE		555,170
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		489,157

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0312039	NEW CONSTR	141,446	12/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1721/1664	1/21/2011	WD	Q	I	01	245,000
GRANTOR: POQUETTE GAIL						
GRANTEE: HUTTO ELIZABETH B						
1502/1117	5/31/2007	WD	Q	I		318,000
GRANTOR: MORRIS CARL W						
GRANTEE: POQUETTE GAIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W11 N6 L2 U2 W5 FOP=[YR=2004] W27 D2 R2 S6 E23 N6 R2 U2 $ D2 L2 S6 W23 N6 L2 U2 W7 D2 L2 S41 E3 S1 E9 N1 E4 N2FOP=[YR=2004] E8 N3 W1 N4 W7 S7 $ N7 E7 S4 E9 FGR=[YR=2004] S25 E5 S2E12 N2 E5 N23 W11 N4 W8 S2 W3$E3 N2 E8 S4 E11 N32$.

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	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	1,464.00	SF	4.00	4.00	100	2004	2004	3	83	4,860	
3	0810	CONCRETE A	0	100	4	3	12.00	SF	6.50	6.50	100	2004	2004	3	83	65	

LAND DESCRIPTION

TOTAL OB/XF 7,970

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