LOT 37
IN OR 1882/1392
PDSTRIAN ESMT PT OR 1179/1730

POTOCHNAK MICHAEL/LINDSEY LAURA K
96019 MONTEGO BAY
FERNANDINA BEACH, FL 32034

2025

00-00-30-0315-0037-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

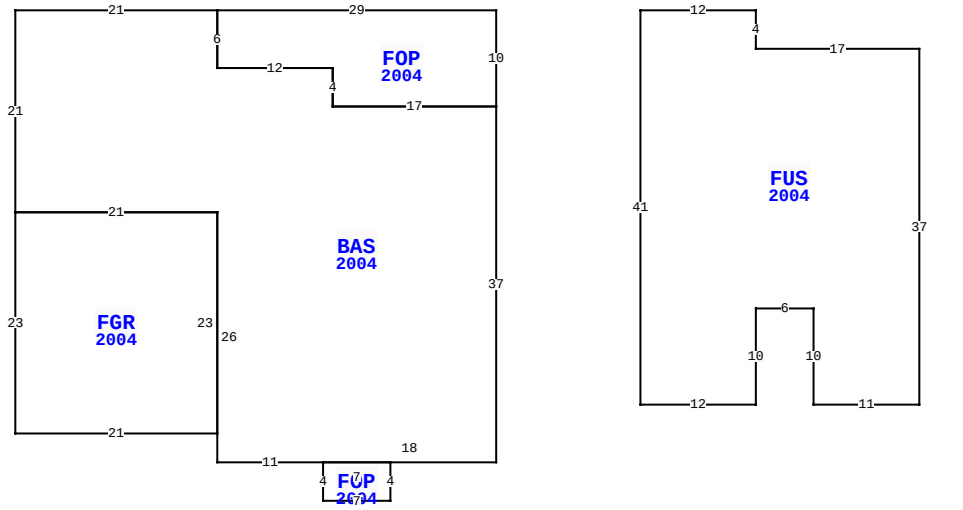
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,562	100	2004	1,562	196,404
FGR	483	55	2004	266	33,447
FOP	28	30	2004	8	1,006
FOP	242	30	2004	73	9,179
FUS	1,061	100	2004	1,061	133,409
TOTALS	3,376			2,970	373,445

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,970	105.8440	139.71	414,939	2004	2004	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2005 Heated Area: 2623 HX Base Yr 2005



96019 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		373,445
TOTAL MARKET OB/XF VALUE		6,550
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		629,995
SOH/AGL Deduction		369,478
ASSESSED VALUE		260,517
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		209,795
TOTAL JUST VALUE		629,995
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		562,230

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412244	NEW CONSTR	187,744	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1882/1392	9/23/2013	QC	U	I	11	100
GRANTOR: POTOCHNAK MICHAEL						
GRANTEE: POTOCHNAK MICHAEL &						
1259/1920	9/17/2004	WD	U	V	19	725,200
GRANTOR: MEADOWFIELD OF JAX IN						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2004] W29 BAS=[YR=2004] W21 S21 FGR=[YR=2004] S23 E21 N23 W21$ E21 S26 E11 FOP=[YR=2004] S4 E7 N4 W7$ E18 N37 W17 N4 W12 N6$ S6 E12 S4 E17 N10$ PTR=E15 FUS=[YR=2004] E12 S4 E17 S37 W11 N10 W6 S10 W12 N41$ W15$.

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	0811	CONCRETE B	0	100	0	0	737.00	SF	5.20	5.20	100	2004	2004	3	83	3,181	
3	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50	6.50	100	2004	2004	3	83	324	

LAND DESCRIPTION

TOTAL OB/XF 6,550

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	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/30/2025 BY SYS