LOT 40
IN OR 2245/1526
PDSTRIAN ESMT PT OR 1179/1730

SELLNER SUSAN V
96063 MONTEGO BAY
FERNANDINA BEACH, FL 32034

2025

00-00-30-0315-0040-0000

BUILDING CHARACTERISTICS

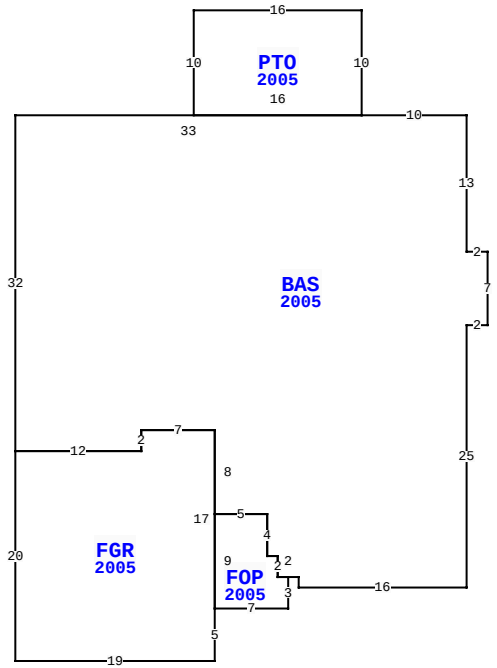
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,648	100	2005	1,648	223,842
FGR	394	55	2005	217	29,474
FOP	53	30	2005	16	2,173
PTO	160	5	2005	8	1,086
TOTALS	2,255			1,889	256,576

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,889	110.6420	146.05	275,888	2005	2010	0	0	0	7.00	93.00

1 SNGL FAM – 100% - 2019 Heated Area: 1648 HX Base Yr 2019



96063 MONTEGO BAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		256,576
TOTAL MARKET OB/XF VALUE		3,241
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		509,817
SOH/AGL Deduction		218,407
ASSESSED VALUE		291,410
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		240,688
TOTAL JUST VALUE		509,817
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		447,586

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20218371	REPAIR/RRF	17,000	08/01/2021
B0412530	NEW CONSTR	122,953	03/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2245/1526	12/21/2018	WD	U	I	11	100
GRANTOR: EIPERT DONALD R						
GRANTEE: SELLNER SUSAN V						
2135/0698	7/24/2017	WD	Q	I	02	308,000
GRANTOR: SEABROOKE GREGORY L &						
GRANTEE: SELLNER SUSAN V & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W10 PTO=[YR=2005] N10 W16 S10 E16$ W33 S32 FGR=[YR=2005] S20 E19 N5 FOP=[YR=2005] E7 N3 W1 N2 W1 N4 W5 S9$ N17 W7 S2 W12$ E12 N2 E7 S8 E5 S4 E1 S2 E2 S1 E16 N25 E2 N7 W2 N13$.

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	0811	CONCRETE B	0	100	0	0	667.00	SF	5.20	5.20	100	2005	2005	3	84	2,913	
2	0810	CONCRETE A	0	100	0	0	60.00	SF	6.50	6.50	100	2005	2005	3	84	328	

LAND DESCRIPTION

TOTAL OB/XF 3,241

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