LOT 44
IN OR 1332/149
PDSTRIAN ESMT PT OR 1179/1730

SAMPLE GUY W & DENISE M
96107 MONTEGO BAY
FERNANDINA BEACH, FL 32034

2025

00-00-30-0315-0044-0000

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		5 100
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

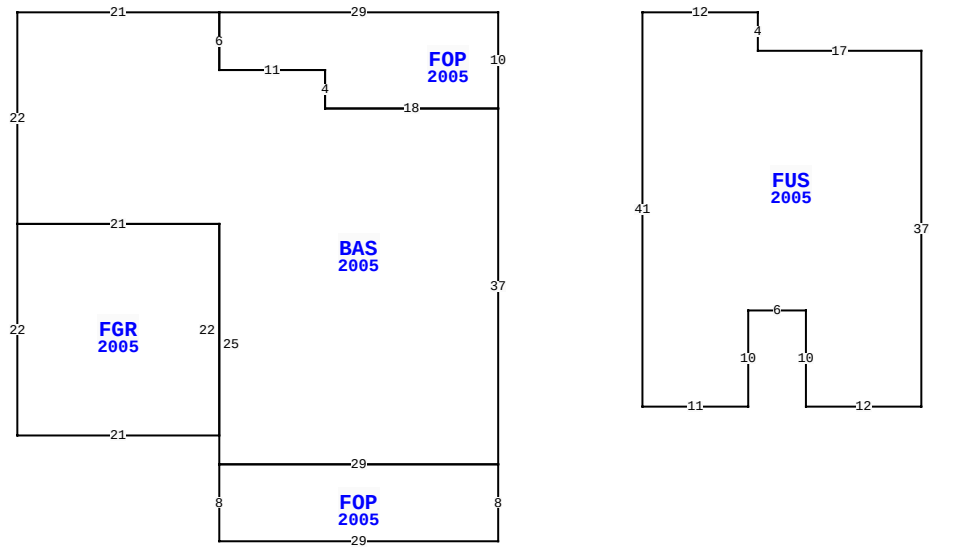
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2027.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,579	100	2005	1,579	195,400
FGR	462	55	2005	254	31,432
FOP	232	30	2005	70	8,663
FOP	246	30	2005	74	9,158
FUS	1,061	100	2005	1,061	131,298
TOTALS	3,580			3,038	375,951

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,038	103.5920	136.74	415,416	2005	2005	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2006 Heated Area: 2640 HX Base Yr 2006



96107 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		375,951
TOTAL MARKET OB/XF VALUE		21,877
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		647,828
SOH/AGL Deduction		371,933
ASSESSED VALUE		275,895
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		225,173
TOTAL JUST VALUE		647,828
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		581,251

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0515729	SWIM POOL	28,000	01/01/2005
E0413980	ELEC OTHER	2,000	12/01/2004
B0413046	NEW CONSTR	190,454	06/01/2004
R046305	REPAIR/RRF	1,300	06/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1332/0149	7/11/2005	WD	Q	I		280,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: SAMPLE GUY W & DENI						
1259/1923	9/17/2004	WD	U	V	19	3,384,100
GRANTOR: WATSON HOME BUILDERS						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2005] W29 BAS=[YR=2005] W21 S22 FGR=[YR=2005] S22 E21 N22 W21$ E21 S25 FOP=[YR=2005] S8 E29 N8 W29$ E29 N37 W18 N4 W11 N6$ S6 E11 S4 E18 N10$ PTR=E15 FUS=[YR=2005] E12 S4 E17 S37 W12 N10 W6 S10 W11 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	2005	2005	3	88	3,080	
2	0811	CONCRETE B	0	100	0	0	859.00	SF	5.20	5.20	100	2005	2005	3	84	3,752	
3	0810	CONCRETE A	0	100	21	3	63.00	SF	6.50	6.50	100	2005	2005	3	84	344	
4	0861	POOL GUNIT	0	100	0	0	339.00	SF	85.00	85.00	100	2005	2005	3	36	10,373	
5	0845	KOOL DECK	0	100	0	0	682.00	SF	7.25	7.25	100	2005	2005	3	84	4,153	
6	0810	CONCRETE A	0	100	8	4	32.00	SF	6.50	6.50	100	2005	2005	3	84	175	

LAND DESCRIPTION

TOTAL OB/XF 21,877

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