LOT 50
IN OR 1248/378
PDSTRIAN ESMT PT OR 1179/1730

HILMER HENRY J & KATHLEEN B
96191 MONTEGO BAY
FERNANDINA BEACH, FL 32034

2025

00-00-30-0315-0050-0000

BUILDING CHARACTERISTICS

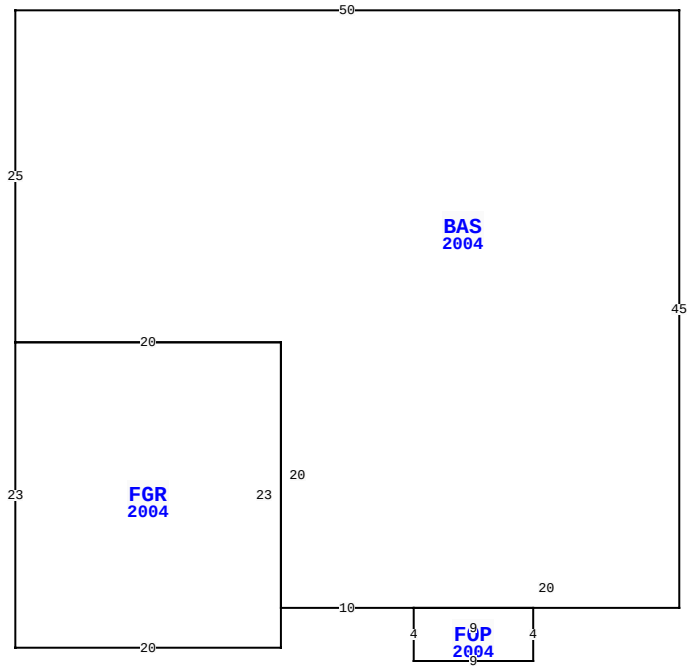
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,850	100	2004	1,850	246,620
FGR	460	55	2004	253	33,727
FOP	36	30	2004	11	1,466
TOTALS	2,346			2,114	281,813

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,114	112.2100	148.12	313,126	2004	2004	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2005 Heated Area: 1850 HX Base Yr 2005



96191 MONTEGO BAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		281,813
TOTAL MARKET OB/XF VALUE		21,196
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		553,009
SOH/AGL Deduction		314,788
ASSESSED VALUE		238,221
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		187,499
TOTAL JUST VALUE		553,009
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		490,841

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25988	REMODEL	150	05/01/2012
B0414141	XFOB	4,900	12/01/2004
B0412278	NEW CONSTR	136,824	02/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1248/0378	7/26/2004	WD	Q	I		219,200
GRANTOR: WATSON HOME BUILDERS						
GRANTEE: HILMER HENRY J & KA						
1195/1720	12/17/2003	WD	U	V	19	55,000
GRANTOR: OCEAN REACH JOINT VEN						
GRANTEE: WATSON HOME BUILDER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W50 S25 FGR=[YR=2004] S23 E20 N23 W20 $ E20 S20 E10 FOP=[YR=2004] S4 E9 N4 W9 $ E20 N45 $.

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	671.00	SF	5.20	5.20	100	2004	2004	3	83	2,896	
3	0810	CONCRETE A	0	100	21	3	63.00	SF	6.50	6.50	100	2004	2004	3	83	340	
4	0861	POOL GUNIT	0	100	0	0	259.00	SF	85.00	85.00	100	2005	2005	3	36	7,925	
5	0845	KOOL DECK	0	100	0	0	667.00	SF	7.25	7.25	100	2005	2005	3	84	4,062	
6	0910	SCRN RM L	0	100	34	24	816.00	SF	15.00	15.00	100	2005	2005	3	22	2,693	
7	0855	CONC PAVER	0	100	7	4	28.00	SF	10.00	10.00	100	2005	2005	3	84	235	

LAND DESCRIPTION

TOTAL OB/XF 21,196

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