LOT 52
IN OR 1350/184
PDSTRIAN ESMT PT OR 1179/1730

GREENE WILLIAM G
96219 MONTEGO BAY
FERNANDINA BEACH, FL 32034

2025

00-00-30-0315-0052-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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

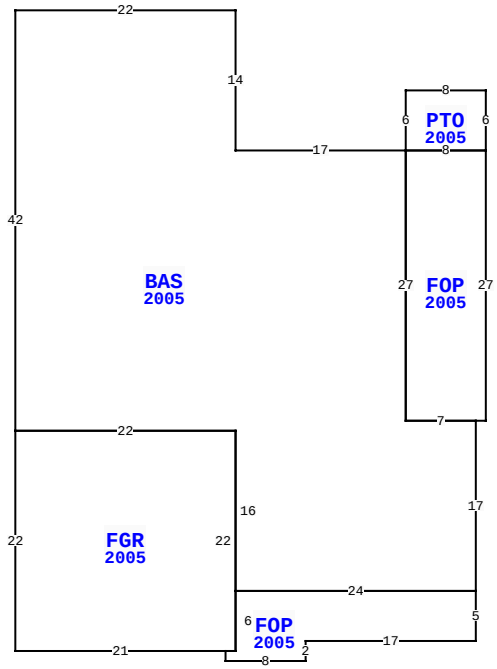
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2027.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,791	100	2005	1,791	238,034
FGR	484	55	2005	266	35,353
FOP	135	30	2005	40	5,316
FOP	216	30	2005	65	8,639
PTO	48	5	2005	2	266
TOTALS	2,674			2,164	287,607

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,164	110.6420	146.05	316,052	2005	2005	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2006 Heated Area: 1791 HX Base Yr 2006



96219 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		287,607
TOTAL MARKET OB/XF VALUE		3,018
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		540,625
SOH/AGL Deduction		319,751
ASSESSED VALUE		220,874
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		170,152
TOTAL JUST VALUE		540,625
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		476,932

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0509686	H/AC	0	05/01/2005
E14845	ELEC OTHER	1,950	04/01/2005
P08909	OTHER	0	02/01/2005
B0413292	NEW CONSTR	164,000	07/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1350/0184	9/14/2005	WD	Q	I		220,900
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: GREENE WILLIAM G						
1259/1923	9/17/2004	WD	U	V	19	3,384,100
GRANTOR: WATSON HOME BUILDERS						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W17 N14 W22 S42 FGR=[YR=2005] S22 E21 FOP=[YR=2005] S1 E8 N2 E17N5 W24 S6 W1$ E1 N22 W22 $ E22 S16 E24 N17 FOP=[YR=2005] E1 N27 PTO=[YR=2005] N6 W8 S6 E8$ W8 S27 E7$ W7 N27$.

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	661.00	SF	5.20	5.20	100	2005	2005	3	84	2,887	
2	0810	CONCRETE A	0	100	8	3	24.00	SF	6.50	6.50	100	2005	2005	3	84	131	

LAND DESCRIPTION

TOTAL OB/XF 3,018

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