

WELSHHANS RICHARD W & CLAUDIA
96257 MONTEGO BAY
FERNANDINA BEACH, FL 32034

00-00-30-0315-0055-0000



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		4 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units	0	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	2,240	100	2005	2,240	286,456
FGR	418	55	2005	230	29,413
FOP	96	30	2005	29	3,708
FOP	225	30	2005	68	8,696
TOTALS	2,979			2,567	328,274

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0900	01	2,567	106.4640	140.53	360,741	2005	2005	0	0	0	9.00	91.00		
1 SNGL FAM - 100% - 2006 Heated Area: 2240 HX Base Yr 2006														
The diagram shows a rectangular lot with dimensions 16x59. A smaller rectangle represents the building footprint (FOP) with dimensions 11x11. The basement area (BAS) is shown as a larger rectangle with dimensions 16x22. The total area is 2,240 sq ft.														

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE					328,274				
TOTAL MARKET OB/XF VALUE					7,689				
TOTAL LAND VALUE - MARKET					250,000				
TOTAL MARKET VALUE					585,963				
SOH/AGL Deduction					344,167				
ASSESSED VALUE					241,796				
TOTAL EXEMPTION VALUE					HX HB DX 55,722				
BASE TAXABLE VALUE					186,074				
TOTAL JUST VALUE					585,963				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					520,412				

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U / V I RSN CD SALE PRICE
1359/1199	10/18/2005	WD Q	I 19 262,400
GRANTOR: RICHMOND AMERICAN HOM			
GRANTEE: WELSHHANS RICHARD W			
1259/1923	9/17/2004	WD U	V 19 3,384,100
GRANTOR: WATSON HOME BUILDERS			
GRANTEE: RICHMOND AMERICAN H			

BUILDING NOTES														
BAS=[YR=2005] W14 FOP=[YR=2005] W15 S2 E2 S6 E11 N6 E2 N2\$ S2 W2 S6 W11 N6 W2 N2 W16 S43 FGR=[YR=2005] S22 E18 FOP=[YR=2005] S2 E27 N8 W10 N3 W5 S3 W11 S6 W1\$ E1 N22 W19\$ E19 S16 E11 N3 E5 S3 E10 N59\$.														

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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							

TOTAL OB/XF															7,689
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															