

LOT 56
IN OR 2051/1972
PDSTRIAN ESMT PT OR 1179/1730

SEARS JOHN THOMAS JR & DIANE HORNER
96273 MONTEGO DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0315-0056-0000



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		4 100			
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	2,240	100	2004	2,240	291,178
FGR	418	55	2004	230	29,898
FOP	33	30	2004	10	1,300
FOP	96	30	2004	29	3,769
PTO	4	5	2004	0	0
TOTALS	2,791			2,509	326,146

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,509	106.4640	140.53	352,590	2004	2009	0	0	7.50	92.50

1 SNGL FAM - 100% - 2017

Heated Area: 2240

HX Base Yr 2017

The diagram shows a large rectangular building footprint with dimensions 43' by 59'. Inside this footprint, there are three smaller rectangular structures labeled in blue: 'FOP 2004' (top center, 26' x 24'), 'BAS 2004' (middle left, 11' x 6'), and 'FGR 2004' (bottom left, 5' x 3'). Various other dimensions are marked along the perimeter and between structures, such as 16', 13', 14', 12', 6', 11', 19', 22', 16', 9', 10', 5', 3', 2', and 2'. The total area is noted as 2,240.

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025

MLU