

LOT 57
IN OR 1336/375
PDSTRIAN ESMT PT OR 1179/1730

MOULE GLENN R & CHARIS C
96291 MONTEGO BAY
FERNANDINA BEACH, FL 32034

2025

00-00-30-0315-0057-0000



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	3	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	1,737	100	2003	1,737	231,062
FGR	506	55	2003	278	36,981
FOP	133	30	2003	40	5,321
FOP	221	30	2003	66	8,780
FUS	322	100	2003	322	42,834
TOTALS	2,919			2,443	324,977

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	100	0	0	711.00	SF	5.20	5.20	
3	0810	CONCRETE A	0	100	0	0	39.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS

TYPE 0900 MDL 01 EFF. AREA 2,443 TOT ADJ PTS 112.6020 EFF. BASE RATE 148.63 REPL. COST NEW 363,103 AYB 2003 EYB 2003 ECON 0 FNCT 0 NORM 10.50 % COND 89.50

1 SNGL FAM - 100% - 2006 Heated Area: 2059 HX Base Yr 2006

22

14

9

4

15

23

27

7

17

5

18

2

7

21

23

23

24

22

41

BAS
2003

FGR
2003

FOP
2003

FOP
2003

FUS
2003

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/29/2025 MLU

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 8
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		324,977	
TOTAL MARKET OB/XF VALUE		6,250	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		581,227	
SOH/AGL Deduction		341,582	
ASSESSED VALUE		239,645	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		188,923	
TOTAL JUST VALUE		581,227	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		515,791	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22590	REMODEL	742	06/01/2009
R034896	REPAIR/RRF	1,500	03/01/2003
B0310915	NEW CONSTR	155,261	01/01/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1336/0375	7/26/2005	WD	Q	I	
GRANTOR: LADOW KEVIN J					SALE PRICE 363,000
GRANTEE: MOULE GLENN R & CHA					
1204/1536	1/30/2004	WD	U	I	07
GRANTOR: MEADOWFIELD OF JAX IN					
GRANTEE: LADOW KEVIN J					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2003] W15 BAS=[YR=2003] W9 N14 W22 S41 FGR=[YR=2003] S23 E21 FOP=[YR=2003] S1 E7 N2 E18 N5 W24 S6 W1 \$ E1 N23 W22 \$ E22 S17 E24 N17 W7 N23 W8 N4 \$ S4 E8 S23 E7 N27 \$ PTR= E15 FUS=[YR=2003] E17 S9 W4 S13 W13 N22 \$ W15 \$.											