LOT 8
IN OR 790/1435
EX R/W OR 384/431

NAGY DAVID C & MONIQUE N
96121 MONTEREY STREET
FERNANDINA BEACH, FL 32034

2025

46-3N-28-5105-0008-0000

BUILDING CHARACTERISTICS

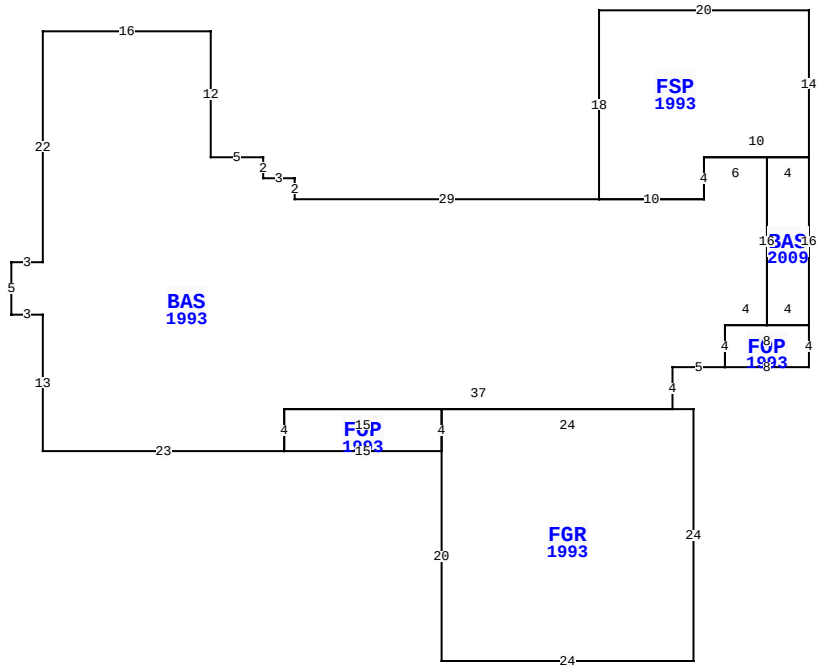
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,741	100	1993	1,741	220,569
BAS	64	100	2009	64	8,109
FGR	576	55	1993	317	40,161
FOP	32	30	1993	10	1,267
FOP	60	30	1993	18	2,281
FSP	320	40	1993	128	16,216
TOTALS	2,793			2,278	288,602

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,278	113.5820	149.93	341,541	1983	1993	0	0	0	15.50	84.50

1 SNGL FAM – 100% - 1998 Heated Area: 1805 HX Base Yr 1998



96121 MONTEREY ST, FERNANDINA BEACH

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		307,738
TOTAL MARKET OB/XF VALUE		16,126
TOTAL LAND VALUE - MARKET		356,400
TOTAL MARKET VALUE		680,264
SOH/AGL Deduction		413,892
ASSESSED VALUE		266,372
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		215,650
TOTAL JUST VALUE		680,264
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		623,596

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2000391	(17) WINDOWS	38,540	01/01/2020
B22262	REMODEL	1,500	02/01/2009
E21588	ELEC OTHER	100	02/01/2009
P13661	OTHER	0	02/01/2009
R08938	REPAIR/RRF	1,900	02/01/2006
B14978	ADDITION	35,706	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0790/1435	4/18/1997	WD	Q	I		173,000
GRANTOR: MCCALL EARLY Y & ELIZ						
GRANTEE: NAGY DAVID C & MONI						
0386/0031	5/01/1983	WD	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1993] W20 S18 BAS=[YR=1993] W29 N2 W3 N2 W5 N12 W16 S22 W3 S5 E3 S13 E23 FOP=[YR=1993] E15 FGR=[YR=1993] S20 E24 N24 W24 S4$ N4 W15 S4$ N4 E37 N4 E5 FOP=[YR=1993] E8N4 BAS=[YR=2009] N16 W4 S16 E4$ W8 S4$ N4 E4 N16 W6 S4 W10$ E10 N4 E10 N14$.

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	0810	CONCRETE A	0	100	0	0	480.00	SF	6.50	6.50	100	1983	1983	3	38	1,186	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	51.5	1,803	
3	0940	SHEDS/PORT	0	100	8	12	96.00	SF	20.10	20.10	100	1991	1991	3	20	386	
4	0850	PEBBLE WLK	0	100	0	0	296.00	SF	3.50	3.50	100	1992	1992	3	62	642	
5	0300	BOAT DCK W	0	100	0	0	1,015.00	SF	40.00	40.00	100	1998	1998	3	25	10,150	
6	0311	WD GANG WY	0	100	0	0	12.00	SF	45.00	45.00	100	1998	1998	3	20	108	
7	0303	FLT DOCK W	0	100	14	8	112.00	SF	26.00	26.00	100	1998	1998	3	25	728	
8	0920	CWALL-WD/M	0	100	0	0	24.00	LF	234.00	234.00	100	1998	1998	3	20	1,123	

LAND DESCRIPTION

TOTAL OB/XF 16,126

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	000116	C	RES MARSH	100		RSF-	1150.00	323.00	150.00	FF	5	1.08	1.00	1.08	2,200.00	2,376.00	356,400							

REVIEW DATE 07/07/2020 BY KWA Total Acres: 0.00 Total Land Value: 356,400 Market: 0 Agricultural: 0 Common: 356,400 PRINTED 07/30/2025 BY SYS

LOT 8
IN OR 790/1435
EX R/W OR 384/431

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FERNANDINA BEACH, FL 32034

2025

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NASSAU COUNTY PROPERTY

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	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

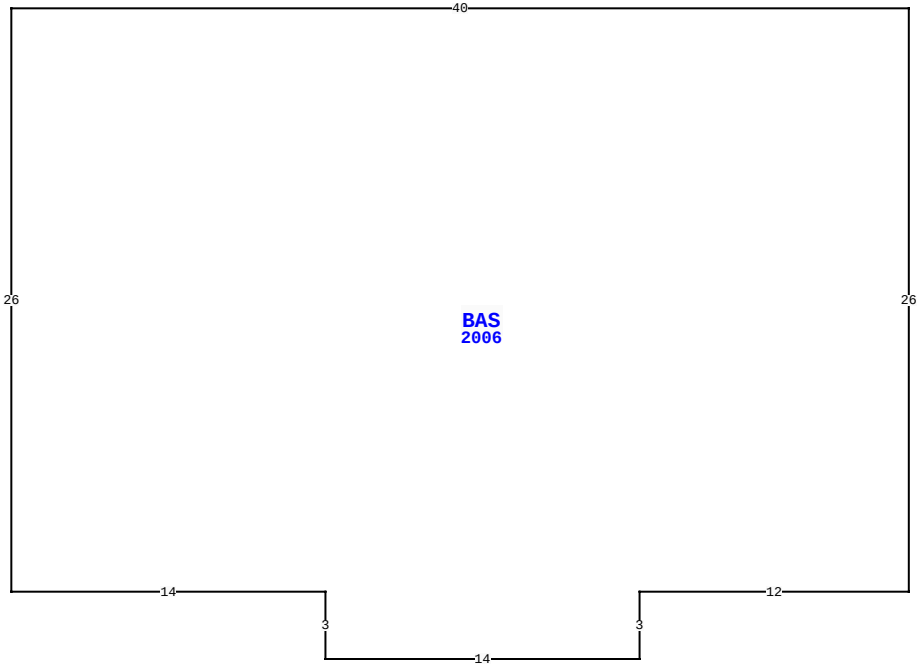
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,082	100	2006	1,082	19,136
TOTALS	1,082			1,082	19,136

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,082	64.6070	23.90	25,860	2006	2006	0	0	0	26.00	74.00

2 GARAGE RES – 100% - 1998 Heated Area: 1082 HX Base Yr 1998



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TOTAL JUST VALUE		680,264
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		623,596

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8726	ADDITION	40,000	03/03/1993

SALES DATA

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0790/1435	4/18/1997	WD	Q	I		173,000
GRANTOR: MCCALL EARLY Y & ELIZ						
GRANTEE: NAGY DAVID C & MONI						
0386/0031	5/01/1983	WD	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W40 S26 E14 S3 E14 N3 E12 N26$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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