LOT 4
PDSTRIAN ESMT PT OR 1179/1730
ISLESWORTH PB 6/300

BAKER JESSE B & MELISSA G
96401 MONTEGO BAY
FERNANDINA BEACH, FL 32034

2026

00-00-30-0315-0004-0000

BUILDING CHARACTERISTICS

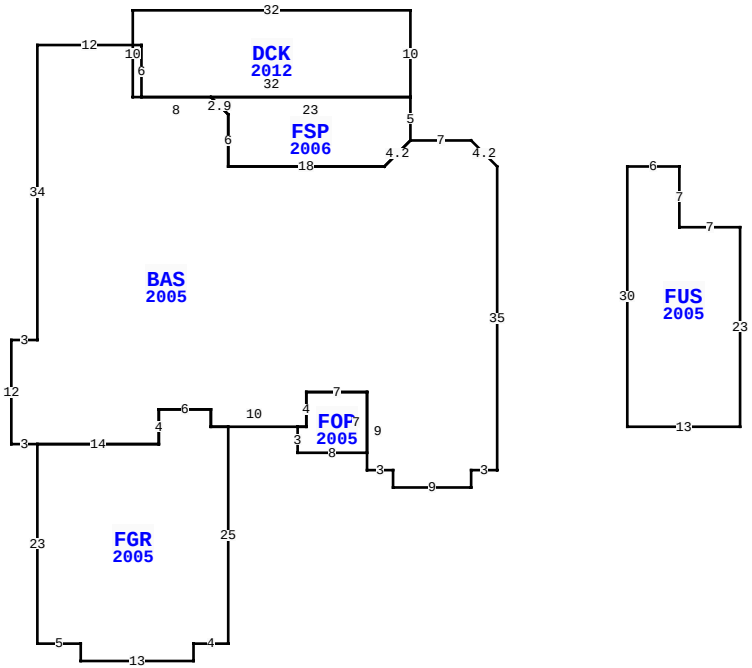
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	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	1,983	100	2005	1,983	282,929
DCK	320	10	2012	32	4,566
FGR	560	55	2005	308	43,944
FOP	52	30	2005	16	2,282
FSP	166	40	2006	66	9,417
FUS	341	100	2005	341	48,653
TOTALS	3,422			2,746	391,791

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,746	114.0480	158.53	435,323	2005	2005	0	0	0	10.00	90.00

1 SNGL FAM 0% - 0 Heated Area: 2324 HX Base Yr



96401 MONTEGO BAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	391,791
TOTAL MARKET OB/XF VALUE	3,045
TOTAL LAND VALUE - MARKET	250,000
TOTAL MARKET VALUE	644,836
SOH/AGL Deduction	49,427
ASSESSED VALUE	595,409
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	595,409
TOTAL JUST VALUE	644,836
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	630,106

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10050	MECH OTHER	0	07/01/2005
E0515119	ELEC OTHER	1,900	06/01/2005
P08908	OTHER	0	02/01/2005
B0412712	NEW CONSTR	210,000	04/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2410/1988	11/20/2020	WD	Q	I	01	430,000
GRANTOR: CRISCI CAROL						
GRANTEE: BAKER JESSE B & MEL						
2356/0575	4/23/2020	WD	Q	I	01	404,000
GRANTOR: PACKARD KENNETH & JES						
GRANTEE: CRISCI CAROL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] L3 U3 W7 FSP=[YR=2006] N5 DCK=[YR=2012] N10 W32 S10 E32$ W23 D2 R2 S6 E18 U3 R3 $ D3 L3 W18 N6 L2 U2 W8 N6 W12 S34W3 S12 E3 FGR=[YR=2005] S23 E5 S2 E13 N2 E4 N25 W2 N2 W6 S4 W14$ E14 N4 E6S2 E10 FOP=[YR=2005] S3 E8 N7 W7 S4 W1$ E1 N4 E7 S9 E3 S2 E9 N2 E3N35$ PTR=E15 FUS=[YR=2005] E6 S7 E7 S23 W13 N30$ W15$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	87	3,045	

LAND DESCRIPTION

TOTAL OB/XF 3,045

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	0		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 07/09/2026 BY SYS