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

KENNEDY PATRICIA/LOUKE CHARLES D
96376 MONTEGO BAY
FERNANDINA BEACH, FL 32034

2026

00-00-30-0315-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

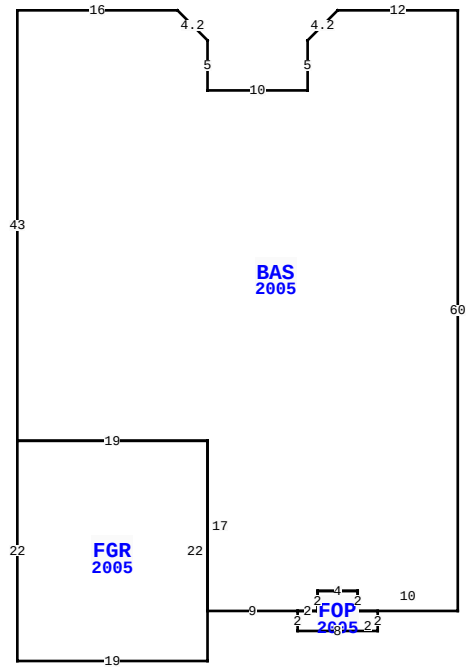
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,220	100	2005	2,220	302,597
FGR	418	55	2005	230	31,351
FOP	24	30	2005	7	954
TOTALS	2,662			2,457	334,902

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,457	108.9600	151.45	372,113	2005	2005	0	0	0	10.00	90.00

1 SNGL FAM 100% - 2021 Heated Area: 2220 HX Base Yr 2021



96376 MONTEGO BAY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		334,902
TOTAL MARKET OB/XF VALUE		51,105
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		636,007
SOH/AGL Deduction		252,907
ASSESSED VALUE		383,100
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		331,689
TOTAL JUST VALUE		636,007
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		594,735

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18681	SWIM POOL	36,000	10/01/2006
B0412899	NEW CONSTR	163,079	05/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2397/1096	10/01/2020	QC	U	I	11	100
GRANTOR: KENNEDY PATRICIA & CH						
GRANTEE: KENNEDY PATRICIA &						
2351/1901	4/03/2020	WD	Q	I	01	427,500
GRANTOR: JONES JEAN (3/4 INT)						
GRANTEE: KENNEDY PATRICIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W12 L3 D3 S5 W10 N5 U3 L3 W16 S43
FGR=[YR=2005] S22 E19 N22 W19$ E19 S17 E9 FOP=[YR=2005] S2 E8 N2 W2 N2 W4 S2 W2$ E2 N2 E4 S2 E10 N60$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	87	3,045	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2007	2007	04	85	42,500	
5	0911	SCRN RM A	0	100	0	0	1,287.00	SF	18.00	18.00	100	2007	2007	3	24	5,560	

LAND DESCRIPTION

TOTAL OB/XF 51,105

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	100		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