LOT 7
IN OR 2044/470
PDSTRIAN ESMT PT OR 1179/1730

FOGARTY PETER J & PATRICE
96346 MONTEGO BAY
FERNANDINA BEACH, FL 32034

2026

00-00-30-0315-0007-0000

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	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

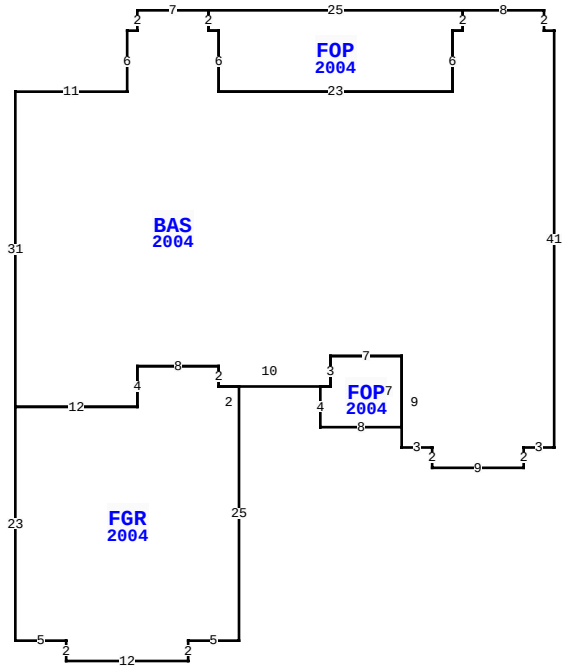
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2027.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,776	100	2004	1,776	244,452
FGR	566	55	2004	311	42,807
FOP	53	30	2004	16	2,203
FOP	188	30	2004	56	7,708
TOTALS	2,583			2,159	297,170

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,159	110.6420	153.79	332,033	2004	2004	0	0	0	10.50	89.50

1 SNGL FAM 100% - 2017 Heated Area: 1776 HX Base Yr 2017



96346 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		297,170
TOTAL MARKET OB/XF VALUE		48,609
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		595,779
SOH/AGL Deduction		244,741
ASSESSED VALUE		351,038
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		299,627
TOTAL JUST VALUE		595,779
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		558,350

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P13051	OTHER	9,247	02/01/2008
B0413614	XFOB	7,758	09/01/2004
B0412310	NEW CONSTR	235,820	02/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2044/0470	5/04/2016	WD	Q	I	01	309,900
GRANTOR: JOHNSON DONALD F & L						
GRANTEE: FOGARTY PETER J & P						
1249/1819	8/02/2004	WD	Q	I		235,900
GRANTOR: WATSON HOME BUILDERS						
GRANTEE: JOHNSON DONALD & L						

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	2004	2004	3	86	3,010	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2004	2004	04	85	42,500	
5	0910	SCRN RM L	0	100	0	0	1,033.00	SF	15.00	15.00	100	2004	2004	3	20	3,099	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W1 N2 W8 FOP=[YR=2004] W25 S2 E1 S6 E23 N6 E1 N2 $ S2 W1 S6 W23 N6 W1 N2 W7 S2 W1 S6 W11 S31 FGR=[YR=2004] S23 E5 S2 E12 N2 E5 N25 W2 N2 W8 S4 W12 $ E12 N4 E8 S2 E10 FOP=[YR=2004] S4 E8 N7 W7 S3 W1 $ E1 N3 E7 S9 E3 S2 E9 N2 E3 N41 $.

LAND DESCRIPTION

TOTAL OB/XF 48,609

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