LOT 8
IN OR 1278/1631
PDSTRIAN ESMT PT OR 1179/1730

BOSKO SHIRLEY
96334 MONTEGO BAY
FERNANDINA BEACH, FL 32034

2026

00-00-30-0315-0008-0000

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	12	HARDWOOD 60
Interior Floo	14	CARPET 40
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

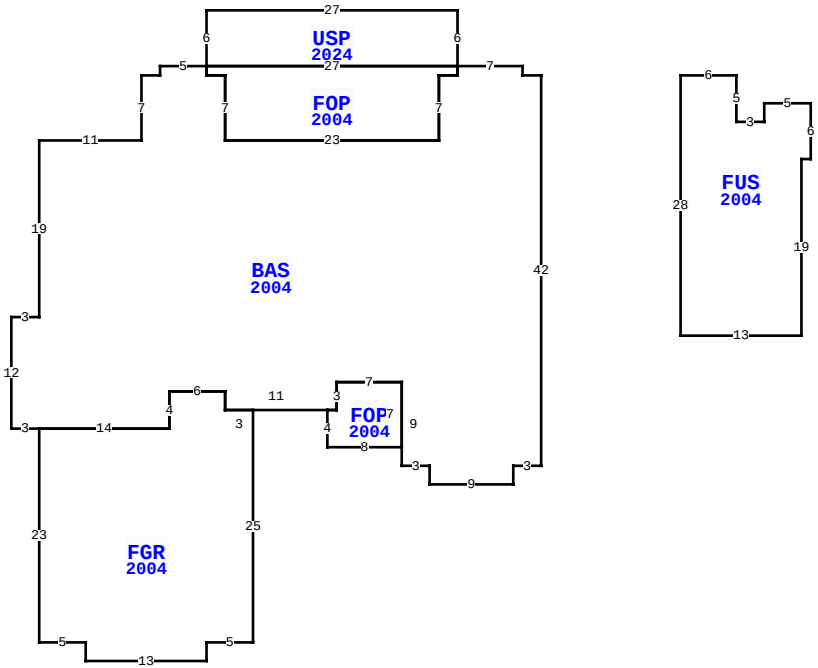
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2027.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,857	100	2004	1,857	250,615
FGR	585	55	2004	322	43,456
FOP	53	30	2004	16	2,160
FOP	188	30	2004	56	7,557
FUS	343	100	2004	343	46,290
USP	162	30	2024	49	6,613
TOTALS	3,188			2,643	356,692

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,643	108.4800	150.79	398,538	2004	2004	0	0	0	10.50	89.50

1 SNGL FAM 100% - 2005 Heated Area: 2200 HX Base Yr 2005



96334 MONTEGO BAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		356,692
TOTAL MARKET OB/XF VALUE		45,510
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		652,202
SOH/AGL Deduction		374,329
ASSESSED VALUE		277,873
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		176,462
TOTAL JUST VALUE		652,202
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		619,510

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013098	XFOB	4,895	08/25/2022
B0514348	SWIM POOL	27,900	01/01/2005
B0412347	NEW CONSTR	166,130	02/04/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1278/1631	12/06/2004	WD	Q	I		260,700
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: BOSKO SHIRLEY						
1259/1923	9/17/2004	WD	U	V	19	3,384,100
GRANTOR: WATSON HOME BUILDERS						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

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
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	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2005	2005	04	85	42,500	

BUILDING DIMENSIONS

BAS=[YR=2004;ORIG=0,0] W2 N1 W7 S1 W2 S7 W23 N7 W2 N1 W5 S1 W2 S7 W11 S19 W3 S12 E3 E14 N4 E6 S2 E11 E1 N3 E7 S9 E3 S2 E9 N2 E3 N42 $
FGR=[YR=2004;ORIG=-54,38] S23 E5 S2 E13 N2 E5 N25 W3 N2 W6 S4 W14 $
FUS=[YR=2004;ORIG=15,0] E6 S5 E3 N2 E5 S6 W1 S19 W13 N28 $
FOP=[YR=2004;ORIG=-9,-1] W27 S1 E2 S7 E23 N7 E2 N1 $
FOP=[YR=2004;ORIG=-23,36] S4 E8 N7 W7 S3 W1 $
PTR=[ORIG=0,0] E15 W15 $
USP=[YR=2024;ORIG=-36,-7] E27 S6 W27 N6 $
.

LAND DESCRIPTION

TOTAL OB/XF 45,510

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
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