LOT 28
PDSTRIAN ESMT PT OR 1179/1730
ISLESWORTH PB 6/300

SMITH FAMILY TRUST/SMITH JAN FORREST TRUSTEE
96084 MONTEGO BAY
FERNANDINA BEACH, FL 32034

2026

00-00-30-0315-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

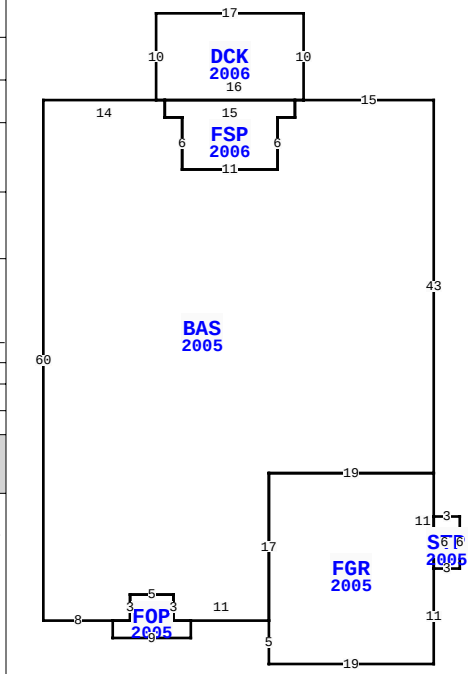
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,266	100	2005	2,266	293,368
DCK	170	10	2006	17	2,201
FGR	418	55	2005	230	29,777
FOP	33	30	2005	10	1,295
FSP	96	40	2006	38	4,919
STP	18	10	2005	2	259
TOTALS	3,001			2,563	331,819

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,563	103.4880	143.85	368,688	2005	2005	0	0	0	10.00	90.00

1 SNGL FAM 100% - 2025 Heated Area: 2266 HX Base Yr



96084 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		331,819
TOTAL MARKET OB/XF VALUE		3,070
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		584,889
SOH/AGL Deduction		0
ASSESSED VALUE		584,889
TOTAL EXEMPTION VALUE	13	584,889
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		584,889
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		573,613

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412597	NEW CONSTR	162,059	04/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2707/711	4/17/2024	WD	U	I	11	100
GRANTOR: SMITH JAN F & JANICE						
GRANTEE: SMITH FAMILY TRUST						
1374/1889	12/19/2005	WD	Q	I		256,800
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: SMITH JAN F & JANIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W15 DCK=[YR=2006] N10 W17 S10 E1 FSP=[YR=2006] S2 E2 S6 E11 N6 E2 N2 W15$ E16$ W1 S2 W2 S6 W11 N6 W2 N2 W14 S60 E8 FOP=[YR=2005] S2E9 N2 W2 N3 W5 S3 W2 $ E2 N3 E5S3 E11 FGR=[YR=2005] S5 E19 N11 STP=[YR=2005] E3 N6 W3 S6$ N11 W19 S17$ N17 E19 N43$.

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	1242	WD DECK A	0	100	0	0	12.00	SF	10.00	10.00	100	2005	2005	3	21	25	

LAND DESCRIPTION

TOTAL OB/XF 3,070

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	000134	C	RES POND	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