LOT 37
IN OR 1882/1392
PDSTRIAN ESMT PT OR 1179/1730

POTOCHNAK MICHAEL/LINDSEY LAURA K
96019 MONTEGO BAY
FERNANDINA BEACH, FL 32034

**2026**

**00-00-30-0315-0037-0000**

## 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 | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

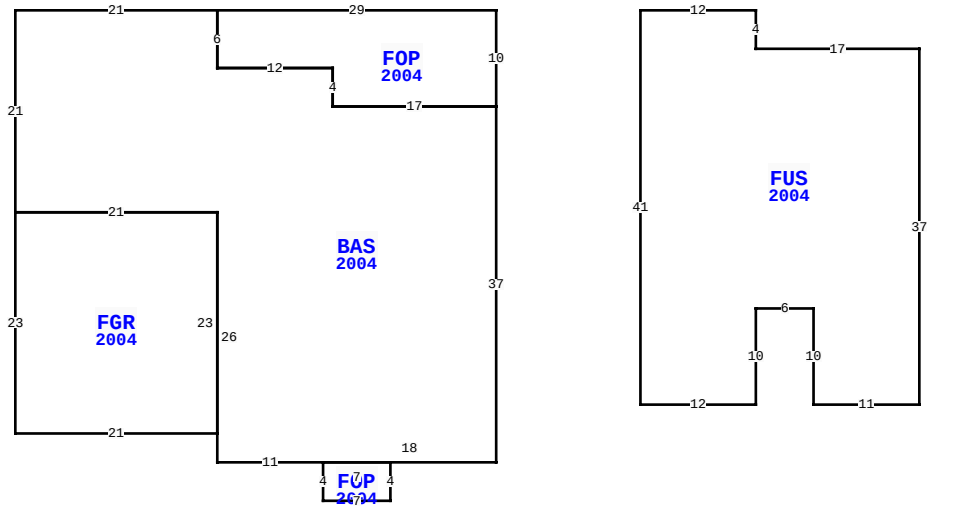
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2027.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,562 | 100 | 2004 | 1,562 | 205,672 |
| FGR | 483 | 55 | 2004 | 266 | 35,025 |
| FOP | 28 | 30 | 2004 | 8 | 1,053 |
| FOP | 242 | 30 | 2004 | 73 | 9,612 |
| FUS | 1,061 | 100 | 2004 | 1,061 | 139,704 |
| TOTALS | 3,376 | | | 2,970 | 391,067 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,970 | 105.8440 | 147.12 | 436,946 | 2004 | 2004 | 0 | 0 | 0 | 10.50 | 89.50 |

1 SNGL FAM 100% - 2005 Heated Area: 2623 HX Base Yr 2005




96019 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 | | 391,067 |
| TOTAL MARKET OB/XF VALUE | | 3,010 |
| TOTAL LAND VALUE - MARKET | | 250,000 |
| TOTAL MARKET VALUE | | 644,077 |
| SOH/AGL Deduction | | 376,526 |
| ASSESSED VALUE | | 267,551 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 216,140 |
| TOTAL JUST VALUE | | 644,077 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 629,995 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0412244 | NEW CONSTR | 187,744 | 01/01/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1882/1392 | 9/23/2013 | QC | U | I | 11 | 100 |
| GRANTOR: POTOCHNAK MICHAEL | | | | | | |
| GRANTEE: POTOCHNAK MICHAEL & | | | | | | |
| 1259/1920 | 9/17/2004 | WD | U | V | 19 | 725,200 |
| GRANTOR: MEADOWFIELD OF JAX IN | | | | | | |
| GRANTEE: RICHMOND AMERICAN H | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=2004] W29 BAS=[YR=2004] W21 S21 FGR=[YR=2004] S23 E21 N23 W21$ E21 S26 E11 FOP=[YR=2004] S4 E7 N4 W7$ E18 N37 W17 N4 W12 N6$ S6 E12 S4 E17 N10$ PTR=E15 FUS=[YR=2004] E12 S4 E17 S37 W11 N10 W6 S10 W12 N41$ 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 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2004 | 2004 | 3 | 86 | 3,010 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,010

| 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