LOT 39
IN OR 2217/112
PDSTRIAN ESMT PT OR 1179/1730

GARDNER MAYNARD & MARY ANN
96047 MONTEGO BAY
FERNANDINA BEACH, FL 32034

**2026**

**00-00-30-0315-0039-0000**

## 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 | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

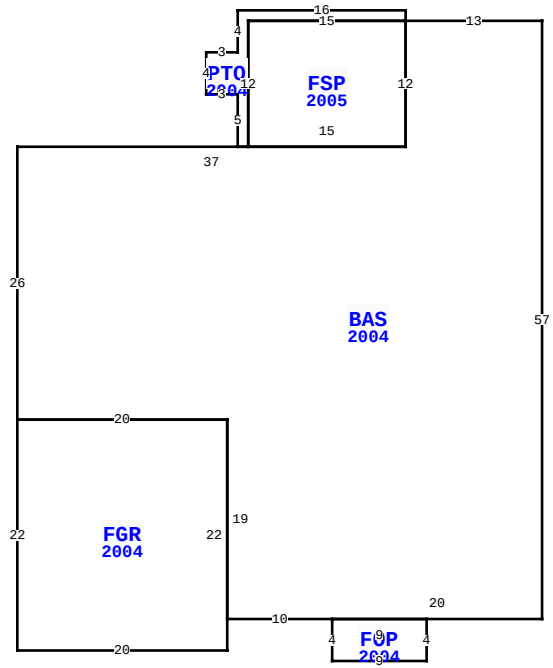
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2027.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,026 | 100 | 2004 | 2,026 | 270,721 |
| FGR | 440 | 55 | 2004 | 242 | 32,337 |
| FOP | 36 | 30 | 2004 | 11 | 1,470 |
| FSP | 180 | 40 | 2005 | 72 | 9,621 |
| PTO | 40 | 5 | 2004 | 2 | 268 |
| TOTALS | 2,722 | | | 2,353 | 314,416 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,353 | 107.4080 | 149.30 | 351,303 | 2004 | 2004 | 0 | 0 | 0 | 10.50 | 89.50 |

1 SNGL FAM 100% - 2019 Heated Area: 2026 HX Base Yr 2019




96047 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 | | 314,416 |
| TOTAL MARKET OB/XF VALUE | | 3,010 |
| TOTAL LAND VALUE - MARKET | | 250,000 |
| TOTAL MARKET VALUE | | 567,426 |
| SOH/AGL Deduction | | 227,966 |
| ASSESSED VALUE | | 339,460 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 288,049 |
| TOTAL JUST VALUE | | 567,426 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 556,462 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0311645 | NEW CONSTR | 147,252 | 09/01/2003 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2217/0112 | 8/08/2018 | WD | Q | I | 01 | 382,000 |
| GRANTOR: SMITH STEVEN B & JENN | | | | | | |
| GRANTEE: GARDNER MAYNARD & M | | | | | | |
| 1216/0196 | 3/18/2004 | WD | Q | I | | 220,200 |
| GRANTOR: MEADOWFIELD OF JACKSO | | | | | | |
| GRANTEE: SMITH STEVEN B & JE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2004] W13 PTO=[YR=2004] N1 W16 S4 W3 S4 E3 S5 E1 N12 E15 $ FSP=[YR=2005] W15 S12 E15 N12 $ S12 W37 S26 FGR=[YR=2004] S22 E20 N22 W20 $ E20 S19 E10 FOP=[YR=2004] S4 E9 N4 W9 $ E20 N57 $ .

## 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