LOT 41
IN OR 1299/815
PDSTRIAN ESMT PT OR 1179/1730

HOLT NANCY K VEAZEY
P O BOX 16675
FERNANDINA BEACH, FL 32035

2026

00-00-30-0315-0041-0000

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		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

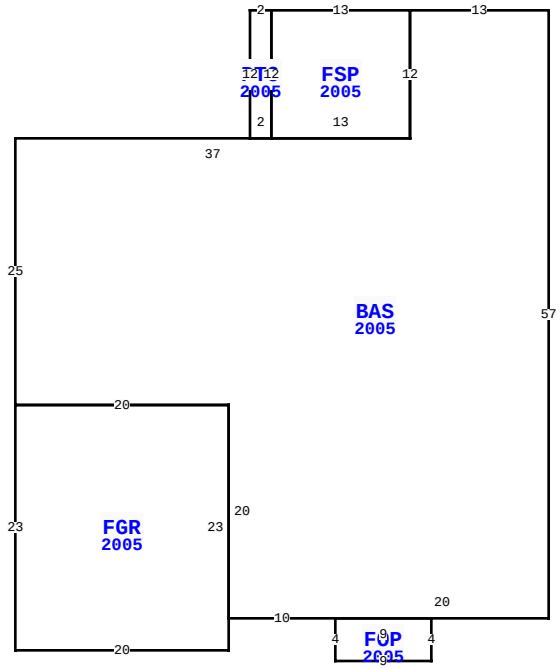
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 02
NEIGHBORHOOD/LOC 2027.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,006	100	2005	2,006	272,741
FGR	460	55	2005	253	34,399
FOP	36	30	2005	11	1,496
FSP	156	40	2005	62	8,429
PTO	24	5	2005	1	136
TOTALS	2,682			2,333	317,201

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,333	108.6820	151.07	352,446	2005	2005	0	0	0	10.00	90.00

1 SNGL FAM 100% - 2006 Heated Area: 2006 HX Base Yr 2006



96077 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		317,201
TOTAL MARKET OB/XF VALUE		3,045
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		570,246
SOH/AGL Deduction		333,907
ASSESSED VALUE		236,339
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		179,928
TOTAL JUST VALUE		570,246
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		559,295

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412710	NEW CONSTR	147,252	04/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1299/0815	3/03/2005	WD	Q	I		289,000
GRANTOR: WILKINSON LORAINE D						
GRANTEE: VEAZEY NANCY K						
1295/1378	2/16/2005	WD	Q	I		233,400
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: WILKINSON LORAINE D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W13 FSP=[YR=2005] W13 PTO=[YR=2005] W2 S12 E2 N12$ S12 E13 N12$ S12 W37 S25 FGR=[YR=2005] S23 E20 N23 W20$ E20 S20 E10 FOP=[YR=2005] 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	2005	2005	3	87	3,045	

LAND DESCRIPTION

TOTAL OB/XF 3,045

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