LOT 42
PDSTRIAN ESMT PT OR 1179/1730
ISLESWORTH PB 6/300

LIEBMANN GEORGE W
96089 MONTEGO BAY
FERNANDINA BEACH, FL 32035

2026

00-00-30-0315-0042-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

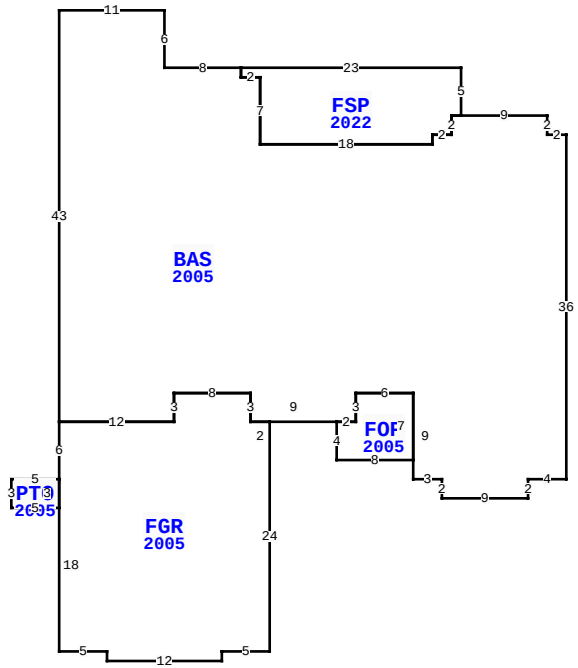
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,875	100	2005	1,875	269,410
FGR	564	55	2005	310	44,543
FOP	50	30	2005	15	2,156
FSP	165	40	2022	66	9,483
PTO	15	5	2005	1	144
TOTALS	2,669			2,267	325,734

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,267	114.8560	159.65	361,927	2005	2005	0	0	0	10.00	90.00

1 SNGL FAM 100% - 2023 Heated Area: 1875 HX Base Yr 2023



96089 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		325,734
TOTAL MARKET OB/XF VALUE		48,128
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		623,862
SOH/AGL Deduction		75,953
ASSESSED VALUE		547,909
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		496,498
TOTAL JUST VALUE		623,862
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		582,104

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0516189	ADDITION	5,184	01/01/2005
B0515622	SWIM POOL	26,000	01/01/2005
E0413978	ELEC OTHER	2,000	12/01/2004
M0409022	H/AC	0	12/01/2004
B0413047	NEW CONSTR	149,532	06/01/2004
R046306	REPAIR/RRF	1,300	06/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2761/51	12/28/2024	QC	U	I	11	100
GRANTOR: LIEBMANN GEORGE WILLI						
GRANTEE: LIEBMANN GEORGE WIL						
2573/0360	6/24/2022	WD	Q	I	01	727,000
GRANTOR: MATHER LIVING TRUST						
GRANTEE: LIEBMANN GEORGE W J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W2 N2 W9 FSP=[YR=2022] N5 W23 S1 E2 S7 E18 N1 E2 N2 E1$ W1 S2 W2 S1 W18 N7 W2 N1 W8 N6 W11 S43 FGR=[YR=2005] S6 PTO=[YR=2005] W5 S3 E5 N3$ S18 E5 S1 E12 N1 E5 N24 W2 N3 W8 S3 W12$ E12 N3 E8 S3 E9 FOP=[YR=2005] S4 E8 N7 W6 S3 W2$ E2 N3 E6 S9 E3 S2 E9 N2 E4 N36$.

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	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2005	2005	04	85	42,500	
5	0910	SCRN RM L	0	100	0	0	820.00	SF	15.00	15.00	100	2005	2005	3	21	2,583	

LAND DESCRIPTION

TOTAL OB/XF 48,128

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