LOT 43
PDSTRIAN ESMT PT OR 1179/1730
ISLESWORTH PB 6/300

HAZELTON GREGORY CHARLES/FRAME DORI A
96097 MONTEGO BAY
FERNANDINA BEACH, FL 32034

2026

00-00-30-0315-0043-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

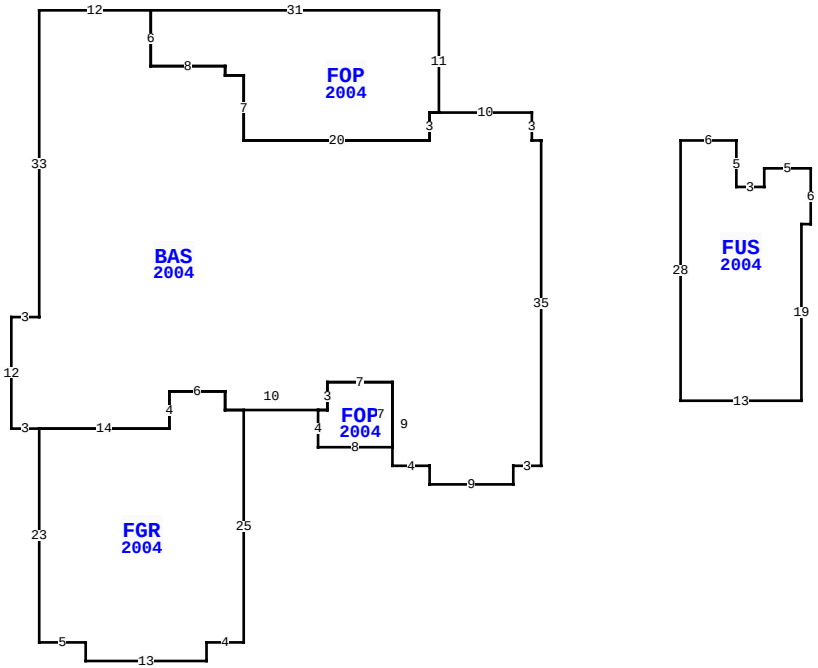
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	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	1,990	100	2004	1,990	273,071
FGR	560	55	2004	308	42,265
FOP	53	30	2004	16	2,195
FOP	353	30	2004	106	14,546
FUS	343	100	2004	343	47,067
TOTALS	3,299			2,763	379,143

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,763	110.3040	153.32	423,623	2004	2004	0	0	0	10.50	89.50

1 SNGL FAM 100% - 2021 Heated Area: 2333 HX Base Yr 2021



96097 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		379,143
TOTAL MARKET OB/XF VALUE		47,891
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		677,034
SOH/AGL Deduction		237,461
ASSESSED VALUE		439,573
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		388,162
TOTAL JUST VALUE		677,034
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		635,465

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1707262	SOLAR PANELS	16,385	08/10/2017
B0515396	XFOB	5,201	06/01/2005
B0514866	SWIM POOL	24,000	01/01/2005
B0311463	NEW CONSTR	174,216	07/01/2003
R035286	REPAIR/RRF	1,500	07/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2849/1175	2/26/2026	WD	Q	I	01	798,571
GRANTOR: TAISTRA PAUL & SARAH						
GRANTEE: HAZELTON GREGORY CH						
2384/1715	8/14/2020	WD	Q	I	01	480,000
GRANTOR: KLINGELE TERENCE G JR						
GRANTEE: TAISTRA PAUL & SARA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W1 N3 W10 FOP=[YR=2004] N11 W31 S6 E8 S1 E2 S7 E20 N3 E1 $ W1 S3 W20 N7 W2 N1 W8 N6 W12 S33 W3 S12 E3 FGR=[YR=2004] S23 E5 S2 E13 N2 E4 N25 W2 N2 W6 S4 W14 $ E14 N4 E6 S2 E10 FOP=[YR=2004] S4 E8 N7 W7 S3 W1 $ E1 N3 E7 S9 E4 S2 E9 N2 E3 N35 $ PTR= E15 FUS=[YR=2004] E6 S5 E3 N2 E5 S6 W1 S19 W13 N28 $ 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	
4	0910	SCRN RM L	0	100	21	36	756.00	SF	15.00	15.00	100	2005	2005	3	21	2,381	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2005	2005	04	85	42,500	

LAND DESCRIPTION

TOTAL OB/XF 47,891

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