LOT 45
PDSTRIAN ESMT PT OR 1179/1730
ISLESWORTH PB 6/300

DENMARK JAMES A & ILEE
96121 MONTEGO BAY
FERNANDINA BEACH, FL 32034

2026

00-00-30-0315-0045-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

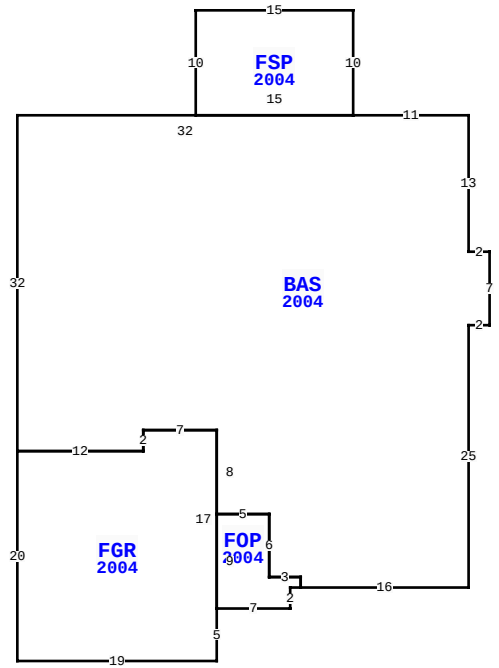
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,650	100	2004	1,650	224,496
FGR	394	55	2004	217	29,524
FOP	52	30	2004	16	2,177
FSP	150	40	2004	60	8,163
TOTALS	2,246			1,943	264,361

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,943	109.3680	152.02	295,375	2004	2004	0	0	0	10.50	89.50

1 SNGL FAM 100% - 2021 Heated Area: 1650 HX Base Yr



96121 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		264,361
TOTAL MARKET OB/XF VALUE		3,010
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		517,371
SOH/AGL Deduction		102,624
ASSESSED VALUE		414,747
TOTAL EXEMPTION VALUE	13	414,747
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		517,371
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		508,680

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412599	NEW CONSTR	136,000	04/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2401/0385	10/16/2020	WD	Q	I	01	359,000
GRANTOR: CECCHINI MARGARET REV						
GRANTEE: DENMARK JAMES A & I						
1337/1734	8/01/2005	QC	Q	I	01	100
GRANTOR: CECCHINI MARGARET J						
GRANTEE: CECCHINI MARGARET J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W11 FSP=[YR=2004] N10 W15 S10 E15$ W32 S32 FGR=[YR=2004] S20 E19 N5 FOP=[YR=2004] E7 N2 E1 N1 W3 N6 W5 S9$ N17 W7 S2 W12$ E12 N2 E7 S8 E5 S6 E3 S1 E16 N25 E2 N7 W2 N13$.

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