LOT 49
IN OR 1303/1334
PDSTRIAN ESMT PT OR 1179/1730

ANNO WILLIAM R & PAMELA
96175 MONTEGO BAY
FERNANDINA BEACH, FL 32034

2026

00-00-30-0315-0049-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

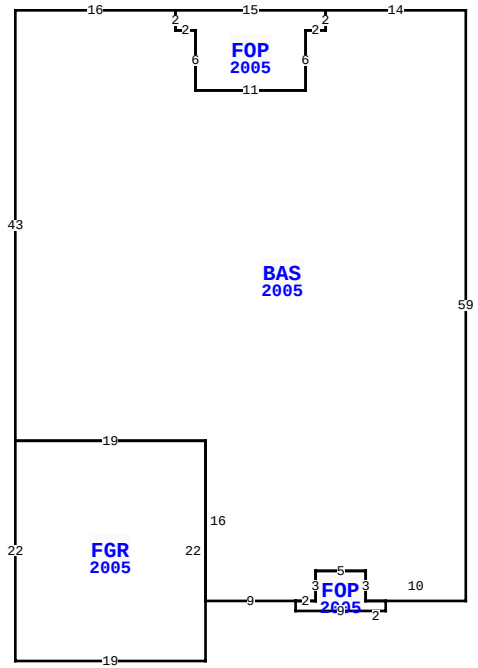
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,240	100	2005	2,240	310,220
FGR	418	55	2005	230	31,853
FOP	24	30	2005	7	969
FOP	96	30	2005	29	4,016
TOTALS	2,778			2,506	347,058

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,506	107.7120	149.72	375,198	2005	2010	0	0	0	7.50	92.50

1 SNGL FAM 100% - 2006 Heated Area: 2240 HX Base Yr 2006



96175 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		347,058
TOTAL MARKET OB/XF VALUE		3,045
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		600,103
SOH/AGL Deduction		355,305
ASSESSED VALUE		244,798
TOTAL EXEMPTION VALUE	VX HX HB	56,411
BASE TAXABLE VALUE		188,387
TOTAL JUST VALUE		600,103
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		587,566

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20218322	REPAIR/RRF	24,347	08/01/2021
B0412550	NEW CONSTR	210,000	03/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1303/1334	3/22/2005	WD	Q	I		251,400
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: ANNO WILLIAM R & PA						
1259/1923	9/17/2004	WD	U	V	19	3,384,100
GRANTOR: WATSON HOME BUILDERS						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W14 FOP=[YR=2005] W15 S2 E2 S6 E11 N6 E2 N2$ S2 W2 S6 W11 N6 W2 N2 W16 S43 FGR=[YR=2005] S22 E19 N22 W19$ E19 S16 E9 FOP=[YR=2005] S1 E9 N1 W2 N3 W5 S3 W2$ E2 N3 E5 S3 E10 N59$.

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