LOT 51
IN OR 2008/1412
PDSTRIAN ESMT PT OR 1179/1730

MCCARTHY KAREN
96203 MONTEGO BAY
FERNANDINA BEACH, FL 32034

2026

00-00-30-0315-0051-0000

BUILDING CHARACTERISTICS

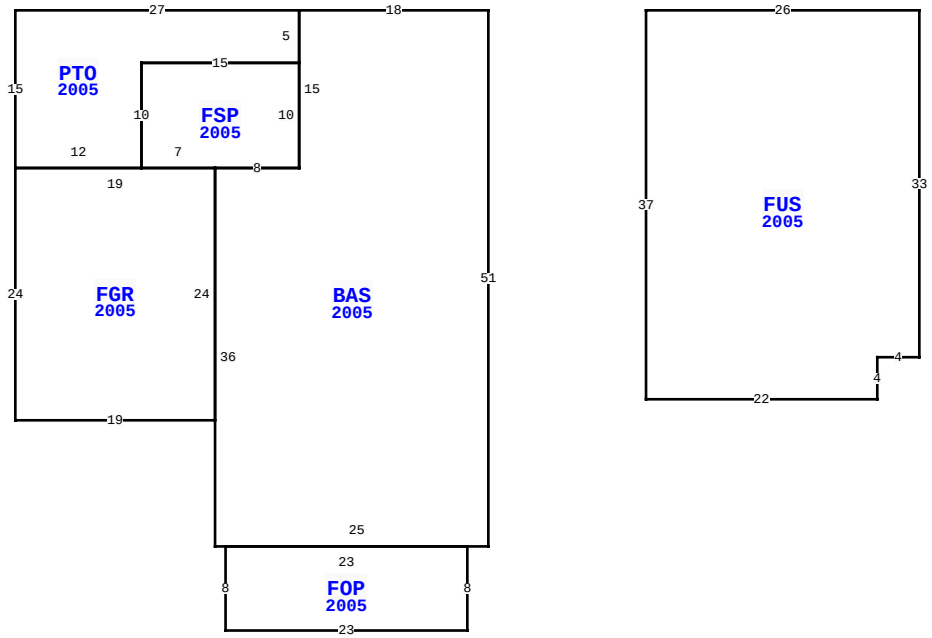
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,206	100	2005	1,206	159,174
FGR	456	55	2005	251	33,128
FOP	184	30	2005	55	7,259
FSP	150	40	2005	60	7,919
FUS	946	100	2005	946	124,858
PTO	255	5	2005	13	1,715
TOTALS	3,197			2,531	334,054

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,531	105.5040	146.65	371,171	2005	2005	0	0	0	10.00	90.00

1 SNGL FAM 100% - 2026 Heated Area: 2152 HX Base Yr 2026



96203 MONTEGO BAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		334,054
TOTAL MARKET OB/XF VALUE		3,045
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		587,099
SOH/AGL Deduction		0
ASSESSED VALUE		587,099
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		535,688
TOTAL JUST VALUE		587,099
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		576,712

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0509828	H/AC	0	06/01/2005
E0515019	ELEC OTHER	1,900	05/01/2005
P08907	OTHER	0	02/01/2005
B0413045	NEW CONSTR	153,068	06/01/2004
R046304	REPAIR/RRF	1,300	06/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2008/1412	10/13/2015	WD	Q	I	01	309,000
GRANTOR: HOLMES LIVING TRUST						
GRANTEE: MCCARTHY KAREN						
1653/0128	12/11/2009	WD	U	I	30	100
GRANTOR: HOLMES THEODORE M & M						
GRANTEE: HOLMES THEODORE M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W18 PTO=[YR=2005] W27 S15 FGR=[YR=2005] S24 E19 N24 FSP=[YR=2005] E8 N10 W15 S10 E7$ W19$ E12 N10 E15 N5$ S15 W8 S36 E1 FOP=[YR=2005] S8 E23 N8 W23$ E25 N51$ PTR= E15 FUS=[YR=2005] E26 S33 W4 S4 W22 N37$ 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	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