LOT 53
PDSTRIAN ESMT PT OR 1179/1730
ISLESWORTH PB 6/300

GRIFFIN FRANK W & CYNTHIA K
96233 MONTEGO BAY
FERNANDINA BEACH, FL 32034

**2026**

**00-00-30-0315-0053-0000**

## BUILDING CHARACTERISTICS

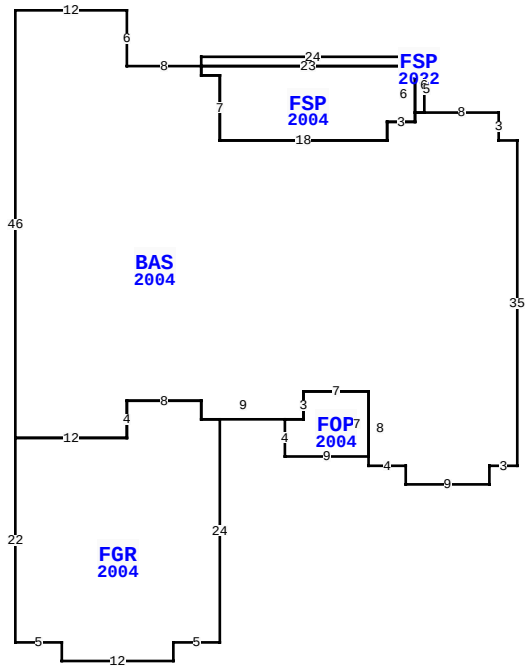
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 60 |
| Interior Floo | 12 | HARDWOOD 40 |
| Air Condition | 03 | CENTRAL 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 | 1,984 | 100 | 2004 | 1,984 | 287,359 |
| FGR | 544 | 55 | 2004 | 299 | 43,306 |
| FOP | 57 | 30 | 2004 | 17 | 2,462 |
| FSP | 164 | 40 | 2004 | 66 | 9,559 |
| FSP | 29 | 40 | 2022 | 12 | 1,738 |
| TOTALS | 2,778 | | | 2,378 | 344,425 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,378 | 116.4240 | 161.83 | 384,832 | 2004 | 2004 | 0 | 0 | 0 | 10.50 | 89.50 |

1 SNGL FAM 100% - 2025 Heated Area: 1984 HX Base Yr 2025




96233 MONTEGO BAY, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 344,425 |
| TOTAL MARKET OB/XF VALUE | | 53,010 |
| TOTAL LAND VALUE - MARKET | | 250,000 |
| TOTAL MARKET VALUE | | 647,435 |
| SOH/AGL Deduction | | 11,916 |
| ASSESSED VALUE | | 635,519 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 584,108 |
| TOTAL JUST VALUE | | 647,435 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 618,811 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 230000107 | 911=835SF | 22,000 | 02/09/2023 |
| 2113004 | SWIM POOL | 0 | 01/01/2022 |
| B0311646 | NEW CONSTR | 148,793 | 09/01/2003 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2705/1220 | 4/12/2024 | WD | Q | I | 01 | 750,000 |
| GRANTOR: WINN FRANCIS & KATHLE | | | | | | |
| GRANTEE: GRIFFIN FRANK W & C | | | | | | |
| 2484/0573 | 7/30/2021 | WD | Q | I | 01 | 430,500 |
| GRANTOR: WISSMANN JAMES & CHER | | | | | | |
| GRANTEE: WINN FRANCIS & KATH | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2004] W2 N3 W8 FSP=[YR=2022] N6 W24 S1 FSP=[YR=2004] S1 E2 S7 E18 N2 E3 N6 W23 $ E23 S5 E1 $ W1 S1 W3 S2 W18 N7 W2 N1 W8 N6 W12 S46 FGR=[YR=2004] S22 E5 S2 E12 N2 E5 N24 W2 N2 W8 S4 W12 $ E12 N4 E8 S2 E9 FOP=[YR=2004] S4 E9 N7 W7 S3 W2 $ E2 N3 E7 S8 E4 S2 E9 N2 E3 N35 $ .

## 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 | |
| 5 | 0860 | POOL/SPA | 0 | 100 | 0 | 0 | 1.00 | UT | 50,000.00 | 50,000.00 | 100 | 2022 | 2022 | 04 | 100 | 50,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 53,010

| 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