

CORBIN JAMES T & CAROL A
96245 MONTEGO BAY
FERNANDINA BEACH, FL 32034

2026



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY									
Exterior Wall		16		WD FR STUC 70		0900		01		2,218		108.3880		150.66		334,164		2005		2005		0		0		11.50		88.50		VALUATION BY									
Roof Structur		03		GABLE/HIP 100		1		SNGL FAM		100% - 2007						Heated Area: 1824														STANDARD									
Roof Cover		03		COMP SHNGL 100																										Tax Group: 8									
Interior Wall		05		DRYWALL 100																										Tax Dist:									
Interior Floo		14		CARPET 80																										BUILDING MARKET VALUE									
Interior Floo		11		CLAY TILE 20																										TOTAL MARKET OB/XF VALUE									
Air Condition		03		CENTRAL 100																										TOTAL LAND VALUE - MARKET									
Heating Type		04		AIR DUCTED 100																										TOTAL MARKET VALUE									
Bedrooms				3 100																										SOH/AGL Deduction									
Bathrooms				2 100																										ASSESSED VALUE									
Frame		02		WOOD FRAME 100																										TOTAL EXEMPTION VALUE									
Stories		1.		1. 100																										BASE TAXABLE VALUE									
Units		00		NONE 100																										TOTAL JUST VALUE									
Occupancy																														NCON VALUE									
																														INCOME VALUE									
																														PREVIOUS YEAR MKT VALUE									