LOT 55
IN OR 1359/1199
PDSTRIAN ESMT PT OR 1179/1730

WELSHHANS RICHARD W & CLAUDIA
96257 MONTEGO BAY
FERNANDINA BEACH, FL 32034

2026

00-00-30-0315-0055-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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	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

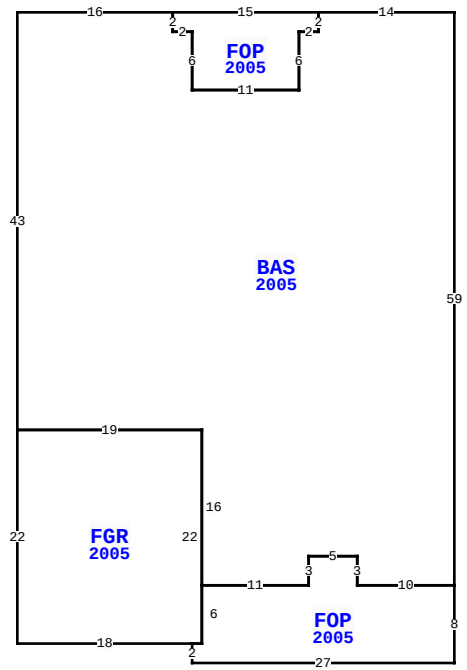
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2027.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,240	100	2005	2,240	299,985
FGR	418	55	2005	230	30,802
FOP	96	30	2005	29	3,883
FOP	225	30	2005	68	9,107
TOTALS	2,979			2,567	343,778

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,567	106.4640	147.98	379,865	2005	2005	0	0	0	9.50	90.50

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



96257 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		343,778
TOTAL MARKET OB/XF VALUE		3,045
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		596,823
SOH/AGL Deduction		348,499
ASSESSED VALUE		248,324
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		191,913
TOTAL JUST VALUE		596,823
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		585,963

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14787	ELEC OTHER	3,500	04/01/2005
M09410	MECH OTHER	0	03/01/2005
B0413043	NEW CONSTR	163,079	06/01/2004
R046302	REPAIR/RRF	1,300	06/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1359/1199	10/18/2005	WD	Q	I		262,400
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: WELSHHANS RICHARD W						
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 E18 FOP=[YR=2005] S2 E27 N8 W10 N3 W5 S3 W11 S6 W1$ E1 N22 W19$ E19 S16 E11 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