

LOT 4 IN OR 2704/403
(EX R/W OR 384/431)
E V SCOTT SUB UNR

BURBANK WILLIAM H III
96179 MONTEREY ST
FERNANDINA BEACH, FL 32034

2026

46-3N-28-5105-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	100	15	1993	15	2,121
BAS	2,624	100	1993	2,624	371,037
BAS	256	100	2007	256	36,199
FOP	48	30	1993	14	1,980
FOP	248	30	1993	74	10,464
FUS	1,400	100	1993	1,400	197,962
UDG	624	55	1993	343	48,501
TOTALS	5,300			4,726	668,262

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0300	BOAT DCK W	0	100	0	0	580.00	SF	40.00
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00
7	0303	FLT DOCK W	0	100	20	10	200.00	SF	26.00
8	0311	WD GANG WY	0	100	0	0	20.00	SF	45.00
9	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	RES MARSH	100		RSF	1140.00	326.00	140.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	11	4,726	118.2853	164.42	777,049	1977	1997		0	0	14.00
1 SNGL FAM 100% - 1979 Heated Area: 4280 HX Base Yr 1979											
96179 MONTEREY ST, FERNANDINA BEACH											

TOTAL OB/XF											
51,986											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		668,262	
TOTAL MARKET OB/XF VALUE		51,986	
TOTAL LAND VALUE - MARKET		322,000	
TOTAL MARKET VALUE		1,042,248	
SOH/AGL Deduction		727,952	
ASSESSED VALUE		314,296	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		262,885	
TOTAL JUST VALUE		1,042,248	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,008,344	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R207910	REPAIR/RRF	15,000	09/01/2020
95-0213	ADDITION	5,940	08/01/1995
00514	SWIM POOL	15,600	09/01/1993

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2704/403	2/20/2024	QC	U	I	11
GRANTOR: BURBANK LINDSAY A					
GRANTEE: BURBANK WILLIAM H I					
2398/0486	9/29/2020	WD	U	I	11
GRANTOR: BURBANK WILLIAM H III					
GRANTEE: BURBANK WILLIAM H &					

BUILDING NOTES									
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BUILDING DIMENSIONS
FOP=[YR=1993] N3 W56 BAS=[YR=2007] W16 S16 BAS=[YR=1993] S29 E32 N7 E4 FOP=[YR=1993] S4 E12 N4 W12\$ E12 S7 E24 N42 W24 S1 W28 S12 W20\$E16 N16\$ S16 E4 N12 E28 N1 E24\$ PTR= S15 E15 FUS=[YR=1993] E28 N24 E24 BAL=[YR=1993] E5 S20 W5 N20\$ S42 W24 N7 W16 S7 W12 N18\$ W15 N15\$ PTR= W72 S60 UDG=[YR=1993] S24 E26 N24 W26\$ N60 E72\$.