

LOT 13
IN OR 2170/357
EX R/W OR 384/431

LACOSS TERRY L
96015 MONTEREY ST
FERNANDINA BEACH, FL 32034

2026

46-3N-28-5105-0013-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		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	240	15	1993	36	6,088
BAS	1,360	100	1993	1,360	229,986
DCK	84	10	1993	8	1,353
FGR	480	55	1993	264	44,645
FOP	32	30	1993	10	1,692
FUS	400	100	1993	400	67,643
UOP	240	20	1993	48	8,118

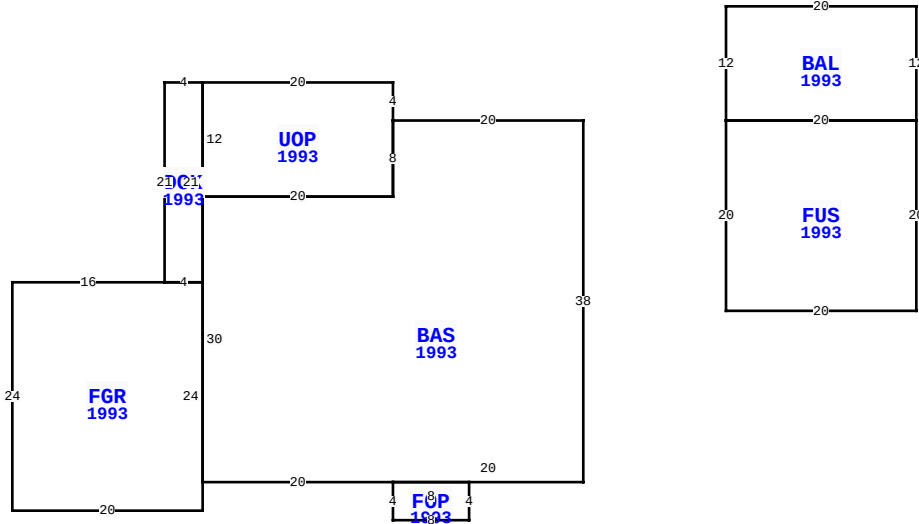
TOTALS	2,836			2,126	359,523
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0300	BOAT DCK W	0	100	0	0	800.00	SF	40.00

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-	1162.00	272.00	162.00

REVIEW DATE 01/01/2023 BY CD

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	2,126	143.1290	198.95	422,968	1985	1995		0	0	15.00	85.00
1 SNGL FAM 100% - 2019 Heated Area: 1760 HX Base Yr 2019												



96015 MONTEREY ST, FERNANDINA BEACH	BLD DATE	LGL DATE	04/23/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	1985	1985	3	54	1,890	
2	0300	BOAT DCK W	0	100	0	0	800.00	SF	40.00	40.00	100	2017	2017	3	78	24,960	

TOTAL OB/XF										26,850							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES
1	000116	C	RES MARSH	100		RSF-	1162.00	272.00	162.00	FF		1.00	1.00	2,300.00	2,300.00	372,600	

Total Acres: 0.00 Total Land Value: 372,600 Market: 0 Agricultural: 0 Common: 372,600

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4 Tax Dist:			
BUILDING MARKET VALUE					359,523
TOTAL MARKET OB/XF VALUE					26,850
TOTAL LAND VALUE - MARKET					372,600
TOTAL MARKET VALUE					758,973
SOH/AGL Deduction					442,247
ASSESSED VALUE					316,726
TOTAL EXEMPTION VALUE		HX HB WR			56,411
BASE TAXABLE VALUE					260,315
TOTAL JUST VALUE					758,973
NCON VALUE					0
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					748,455

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1707097	REPAIR/RRF	4,000	11/01/2017
B013030	REPAIR/RRF	5,000	02/01/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2170/0357	1/09/2018	WD	Q	I	01	442,000	
GRANTOR: MCCLELLAN KATHLEEN D							
GRANTEE: LACOSS TERRY L							
2011/1812	10/28/2015	WD	U	I	11	100	
GRANTOR: MCCLELLAN KATHLEEN							
GRANTEE: KATHLEEN D MCCLELLA							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W20 UOP=[YR=1993] N4 W20 DCK=[YR=1993] W4 S21 FGR=[YR=1993] W16 S24 E20 N24W4 \$ E4 N21 \$ S12 E20 N8 \$ S8 W20 S30E20 FOP=[YR=1993] S4 E8 N4 W8 \$ E20 N38 \$ PTR=E15 FUS=[YR=1993] S20 E20 N20 BAL=[YR=1993] N12 W20 S12 E20\$ W20\$ W15\$.									