

LOT 15 IN OR 2326/1863
(EX R/W OR 384/431)
E V SCOTT SUB UNR

REYNOLDS ALEXIS C CARLSON
96001 MONTEREY ST
FERNANDINA BEACH, FL 32034-1686

2026

46-3N-28-5105-0015-0000



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	PAGE 1 of 2 4														
Exterior Wall	06	BD/BATTEN 100	0900	11	2,037	143.0045	198.78	404,915	1977	1997	0	0	0	21.00	79.00	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM 0% - 0													Heated Area: 1744 HX Base Yr													
Roof Cover	03	COMP SHNGL 100															Tax Group: 4		Tax Dist:										
Interior Wall	05	DRYWALL 50															BUILDING MARKET VALUE		345,376										
Interior Wall	06	CUST PANEL 50															TOTAL MARKET OB/XF VALUE		96,744										
Interior Floo	12	HARDWOOD 70															TOTAL LAND VALUE - MARKET		483,000										
Interior Floo	11	CLAY TILE 30															TOTAL MARKET VALUE		925,120										
Air Condition	03	CENTRAL 100															SOH/AGL Deduction		111,076										
Heating Type	04	AIR DUCTED 100															ASSESSED VALUE		814,044										
Bedrooms	3	100															TOTAL EXEMPTION VALUE		0										
Bathrooms	2	100															BASE TAXABLE VALUE		814,044										
Frame	02	WOOD FRAME 100															TOTAL JUST VALUE		925,120										
Stories	2.	2. 100	NCON VALUE		0																								
Units	0	100	INCOME VALUE																										
BUD8 Adjustme	04	DIST 01 100	PREVIOUS YEAR MKT VALUE		954,457																								
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																								
BAS	1,352	100	1993	1,352	212,313																								
FCP	288	25	1993	72	11,306																								
FSP	48	40	1993	19	2,984																								
FUS	392	100	1993	392	61,558																								
STP	187	10	1993	19	2,984																								
UGR	288	45	1993	130	20,414																								
UOP	52	20	1993	10	1,571																								
UST	96	45	1993	43	6,753																								
TOTALS	2,703			2,037	319,883																								
EXTRA FEATURES						96001 MONTEREY ST, FERNANDINA BEACH																							
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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	42	1,470													
2	0920	CWALL-WD/M	0	0	0	0	190.00	LF	390.00	390.00	100	2017	2017	3	70	51,870													
4	0322	BOAT LFT L	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2017	2017	3	70	1,050													
5	0300	BOAT DCK W	0	0	0	0	1,073.00	SF	40.00	40.00	100	2017	2017	3	78	33,478													
6	0350	CARPORT WD	0	0	24	12	288.00	SF	13.00	13.00	100	2017	2017	3	70	2,621													
9	0317	DCK PLNG W	0	0	0	0	2.00	UT	1,000.00	1,000.00	100	2017	2017	3	70	1,400													
10	0310	AL GANG WY	0	0	0	0	20.00	LF	115.00	115.00	100	2017	2017	3	70	1,610													
11	0303	FLT DOCK W	0	0	20	8	160.00	SF	26.00	26.00	100	2017	2017	3	78	3,245													
TOTAL OB/XF 96,744																													
LAND DESCRIPTION																													
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	0		RSF	1210.00	336.00	210.00	FF		1.00	1.00	1.00	2,300.00	2,300.00	483,000												
REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 483,000 Market: 0 Agricultural: 0 Common: 483,000 PRINTED 07/09/2026 BY SYS																													

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