LOT 41
IN OR 1895/320
NORTH HAMPTON PHASE 1 PB 6/215

KANE JAMES J
86156 MONTAUK DRIVE
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0041-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

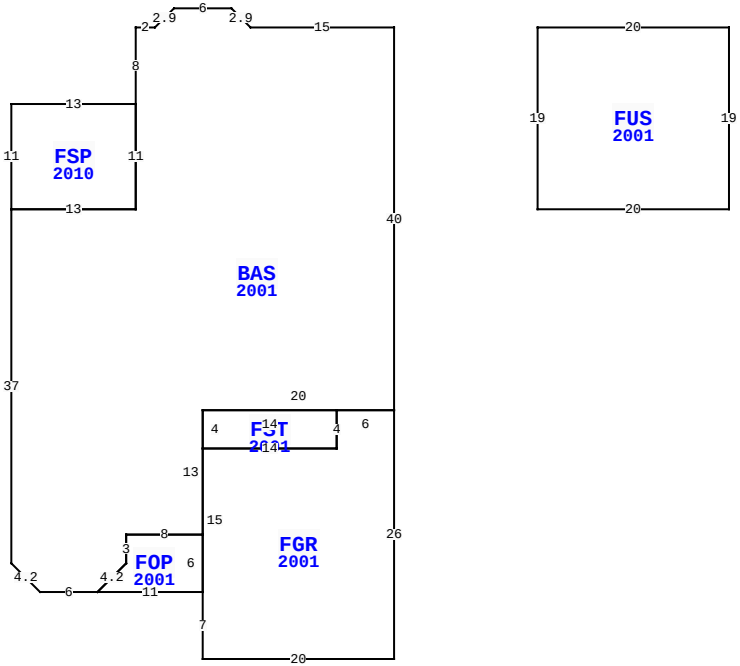
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,692	100	1,692	228,348
FGR	464	55	255	34,414
FOP	53	30	16	2,160
FSP	143	40	57	7,693
FST	56	55	31	4,183
FUS	380	100	380	51,284
TOTALS	2,788		2,431	328,080

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,431	126.9786	150.79	366,570	2001	2001	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2016 Heated Area: 2072 HX Base Yr 2016



86156 MONTAUK DR, FERNANDINA BEACH

BLD DATE	03/29/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		328,080
TOTAL MARKET OB/XF VALUE		10,811
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		423,891
SOH/AGL Deduction		171,209
ASSESSED VALUE		252,682
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		197,682
TOTAL JUST VALUE		423,891
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		343,032

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1895/0320	12/10/2013	WD	Q	I	02	238,000
GRANTOR: MONTI WILLIAM L & KEL						
GRANTEE: KANE JAMES J & MARL						
1159/0434	8/04/2003	WD	Q	I		236,000
GRANTOR: RICHARDSON BRADLEY &						
GRANTEE: MONTI WILLIAM & KEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W15 U2 L2 W6 D2 L2 W2 S8 FSP=[YR=2010] W13 S11 E13 N11 $ S11 W13 S37 D3 R3 E6 FOP=[YR=2001] E11 FGR=[YR=2001] S7 E20 N26 W6 FST=[YR=2001] S4 W14 N4 E14 $ S4 W14 S15 $ N6 W8 S3 D3 L3 $ U3 R3 N3 E8 N13 E20 N40 $ PTR= E15 FUS=[YR=2001] E20 S19 W20 N19 $W15 $.

EXTRA FEATURES

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	2001	2001	3	86	3,010	
2	0811	CONCRETE B	0	100	0	0	1,020.00	SF	5.20	5.20	100	2001	2001	3	82	4,349	
3	0462	ST/AL FNC	0	100	0	0	384.00	SF	10.00	10.00	100	2002	2002	3	32	1,229	
4	0858	SCULP CONC	0	100	0	0	180.00	SF	13.00	13.00	100	2002	2002	3	95	2,223	

LAND DESCRIPTION

TOTAL OB/XF 10,811

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000136	C	SFR INT	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS