LOT 42 IN OR 1023/1986
NORTH HAMPTON PHASE 1 PB 6/215

JOHNSON WATSON P JR & KATHRYN
86145 MONTAUK DR
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0042-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

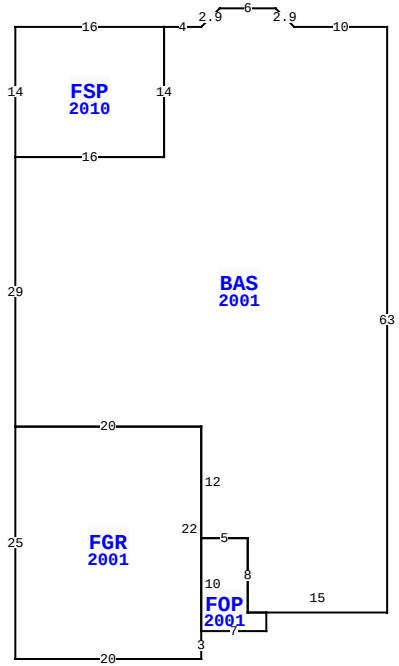
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,872	100	1,872	242,087
FGR	500	55	275	35,563
FOP	54	30	16	2,069
FSP	224	40	90	11,639
TOTALS	2,650		2,253	291,358

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,253	119.6727	142.11	320,174	2001	2004	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2002 Heated Area: 1872 HX Base Yr 2002



86145 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		291,358
TOTAL MARKET OB/XF VALUE		16,380
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		435,238
SOH/AGL Deduction		240,736
ASSESSED VALUE		194,502
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		144,502
TOTAL JUST VALUE		435,238
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		330,465

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008879	WINDOWS	6,145	10/16/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1023/1986	12/10/2001	WD	Q	I		205,800
GRANTOR: BEAZER HOMES CORP						
GRANTEE: JOHNSON WATSON PERK						
0977/0498	3/22/2001	WD	U	V	19	666,000
GRANTOR: NORTH HAMPTON LLC						
GRANTEE: BEAZER HOMES CORP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W10 U2 L2 W6 D2 L2 W4 FSP=[YR=2010] W16 S14 E16 N14 $ S14W16 S29 FGR=[YR=2001] S25 E20 N3 FOP=[YR=2001] E7 N2 W2 N8 W5 S10 $ N22 W20 $ E20 S12 E5 S8 E15 N63 $.

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	2001	2001	3	86	3,010	
2	0810	CONCRETE A	0	100	0	0	960.00	SF	6.50	6.50	100	2001	2001	3	82	5,117	
3	0855	CONC PAVER	0	100	0	0	878.00	SF	10.00	10.00	100	2012	2012	3	94	8,253	

LAND DESCRIPTION

TOTAL OB/XF 16,380

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	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/02/2023 BY SYS