LOT 48
IN OR 1339/465
NORTH HAMPTON PHASE 1 PB 6/215

MAHARAJ VISHNU D & MICHELE
86087 MONTAUK DRIVE
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0048-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

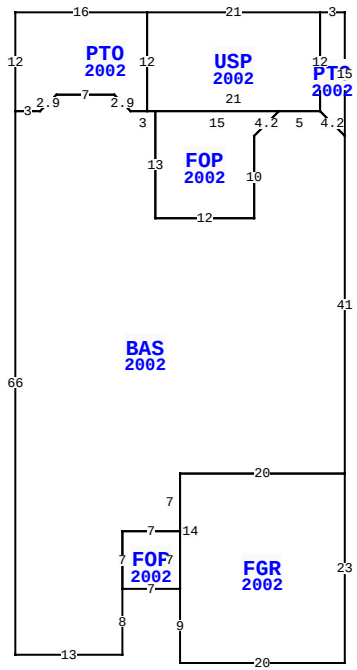
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,948	100	1,948	249,905
FGR	460	55	253	32,457
FOP	49	30	15	1,924
FOP	161	30	48	6,158
PTO	41	5	2	256
PTO	174	5	9	1,154
USP	252	30	76	9,750
TOTALS	3,085		2,351	301,606

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,351	116.7915	138.69	326,060	2002	2007	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2007 Heated Area: 1948 HX Base Yr 2007



86087 MONTAUK DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		301,606
TOTAL MARKET OB/XF VALUE		7,012
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		436,118
SOH/AGL Deduction		240,591
ASSESSED VALUE		195,527
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		145,527
TOTAL JUST VALUE		436,118
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,273

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003127	REPAIR/RRF	0	04/27/2020
B26378	REMODEL	4,064	08/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1339/0465	8/04/2005	WD	Q	I		295,000
GRANTOR: COLON JOANNE &						
GRANTEE: MAHARAJ VISHNU D &						
1053/0045	5/01/2002	WD	Q	I		217,800
GRANTOR: BEAZER HOMES CORP						
GRANTEE: CORNAGLIA ETHEL ESP						

BUILDING NOTES

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	2002	2002	3	87	3,045	
2	0812	CONCRETE C	0	100	0	0	734.00	SF	4.00	4.00	100	2002	2002	3	83	2,437	
3	0910	SCRN RM L	0	100	0	0	170.00	SF	15.00	15.00	100	2012	2012	3	60	1,530	

BUILDING DIMENSIONS

PTO=[YR=2002] W3 USP=[YR=2002] W21 PTO=[YR=2002] W16 S12 BAS=[YR=2002] S66 E13 N8 FOP=[YR=2002] E7 FGR=[YR=2002] S9 E20 N23 W20 S14 $ N7 W7 S7 $ N7 E7 N7 E20 N41 U3 L3 W5 FOP=[YR=2002] W15 S13 E12 N10 U3 R3 $ D3 L3 S10 W12 N13 W3 U2 L2 W7 D2 L2 W3 $ E3 U2 R2 E7 D2 R2 E2 N12$ S12 E21 N12 $ S12 D3 R3 N15 $.

LAND DESCRIPTION

TOTAL OB/XF 7,012

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 05/26/2020 BY NWX Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/02/2023 BY SYS