LOT 13
IN OR 2214/1470
NORTH HAMPTON PHASE 1 PB 6/215

ALLEN RONALD J JR & MEGHANN M
15794 MONCURE DRIVE
MONTCLAIR, VA 22025

**2024**

**12-2N-27-1460-0013-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

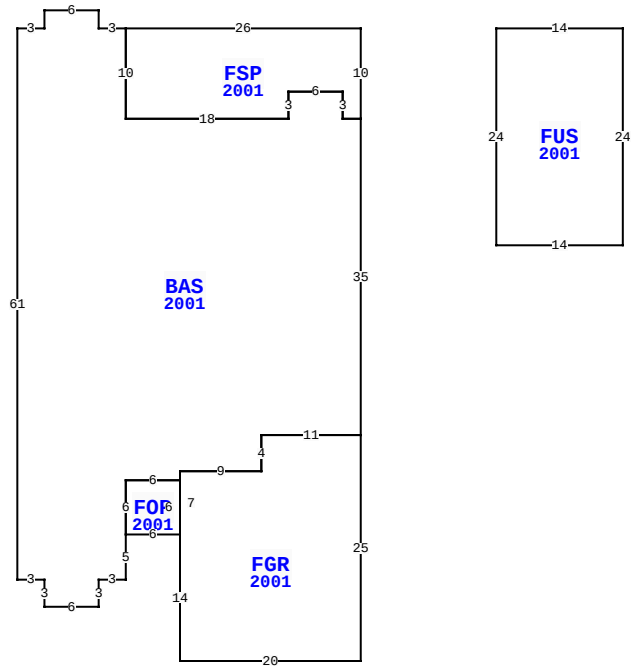
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1.5 | 1.5 100 |
| 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 | 1,756 | 100 | 1,756 | 240,443 |
| FGR | 464 | 55 | 255 | 34,916 |
| FOP | 36 | 30 | 11 | 1,506 |
| FSP | 242 | 40 | 97 | 13,281 |
| FUS | 336 | 100 | 336 | 46,008 |
| TOTALS | 2,834 | | 2,455 | 336,155 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,455 | 123.0768 | 153.85 | 377,702 | 2001 | 2001 | 0 | 0 | 0 | 11.00 | 89.00 |

1 SNGL FAM – 100% - 2019 Heated Area: 2092 HX Base Yr 2019




86068 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 | | 336,155 |
| TOTAL MARKET OB/XF VALUE | | 12,829 |
| TOTAL LAND VALUE - MARKET | | 127,500 |
| TOTAL MARKET VALUE | | 476,484 |
| SOH/AGL Deduction | | 232,550 |
| ASSESSED VALUE | | 243,934 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 193,934 |
| TOTAL JUST VALUE | | 476,484 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 461,801 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R07374 | REPAIR/RRF | 5,000 | 03/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2214/1470 | 7/30/2018 | WD | Q | I | 01 | 330,000 |
| GRANTOR: RENFRO GREGORY R & NA | | | | | | |
| GRANTEE: ALLEN RONLAD J JR & | | | | | | |
| 1886/1655 | 10/28/2013 | WD | Q | I | 01 | 280,000 |
| GRANTOR: MURRAY SARA JANE | | | | | | |
| GRANTEE: RENFRO GREGORY R & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FSP=[YR=2001] W26 BAS=[YR=2001] W3 N2 W6 S2 W3 S61 E3 S3 E6 N3 E3 N5 FOP=[YR=2001] E6 FGR=[YR=2001] S14 E20 N25 W11 S4 W9 S7 $ N6 W6 S6 $ N6 E6 N1 E9 N4 E11 N35 W2 N3 W6 S3 W18 N10 $ S10 E18 N3 E6 S3 E2 N10 $ PTR= E15 FUS=[YR=2001] E14 S24 W14 N24 $ W15 $ .

## 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 | 85 | 2,975 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 693.00 | SF | 6.50 | 6.50 | 100 | 2001 | 2001 | 3 | 80 | 3,604 | |
| 3 | 0462 | ST/AL FNC | 0 | 100 | 0 | 0 | 744.00 | SF | 10.00 | 10.00 | 100 | 2017 | 2017 | 3 | 84 | 6,250 | |

## LAND DESCRIPTION

TOTAL OB/XF 12,829

| 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 | 000134 | C | SFR POND | 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 08/06/2024 BY SYS