LOT 43
IN OR 1226/118
NORTH HAMPTON PHASE 1 PB 6/215

HAGEL MICHAEL J & DAWN G
86133 MONTAUK DRIVE
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0043-0000

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

BUILDING CHARACTERISTICS

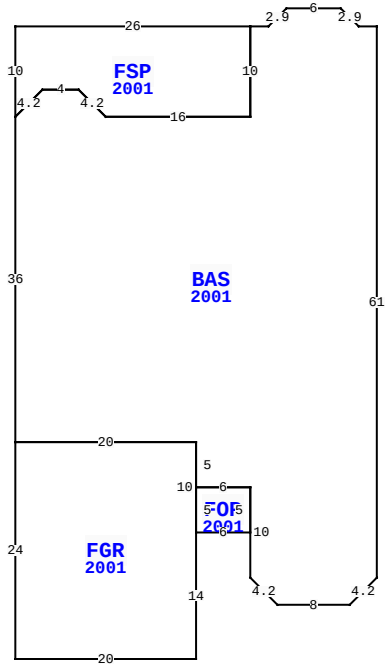
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,890	100	1,890	244,695
FGR	480	55	264	34,180
FOP	30	30	9	1,165
FSP	239	40	96	12,429
TOTALS	2,639		2,259	292,469

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,259	116.3799	145.47	328,617	2001	2001	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2005 Heated Area: 1890 HX Base Yr 2005



86133 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		292,469
TOTAL MARKET OB/XF VALUE		5,783
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		425,752
SOH/AGL Deduction		236,273
ASSESSED VALUE		189,479
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		139,479
TOTAL JUST VALUE		425,752
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		412,802

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1226/0118	4/28/2004	WD	Q	I		239,000
GRANTOR: MILLER THOMAS D & CAR						
GRANTEE: HAGEL MICHAEL & DAW						
1005/0075	8/27/2001	WD	Q	I		202,500
GRANTOR: BEAZER HOMES CORP						
GRANTEE: MILLER THOMAS & CAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W2 U2 L2 W6 D2 L2 W2 FSP=[YR=2001] W26 S10 U3 R3 E4 D3 R3 E16 N10 $ S10 W16 U3 L3 W4 D3 L3 S36 FGR=[YR=2001] S24 E20 N14 FOP=[YR=2001] E6 N5 W6 S5 $ N10 W20 $ E20 S5 E6 S10 D3 R3 E8 U3 R3 N61 $.

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	0811	CONCRETE B	0	100	0	0	675.00	SF	5.20	5.20	100	2001	2001	3	80	2,808	

LAND DESCRIPTION

TOTAL OB/XF 5,783

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/06/2024 BY SYS