LOT 44
NORTH HAMPTON PHASE 1 PB 6/215

ENDRES MICHAEL F/SAYE KRISTA E
86123 MONTAUK DR
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0044-0000

BUILDING CHARACTERISTICS

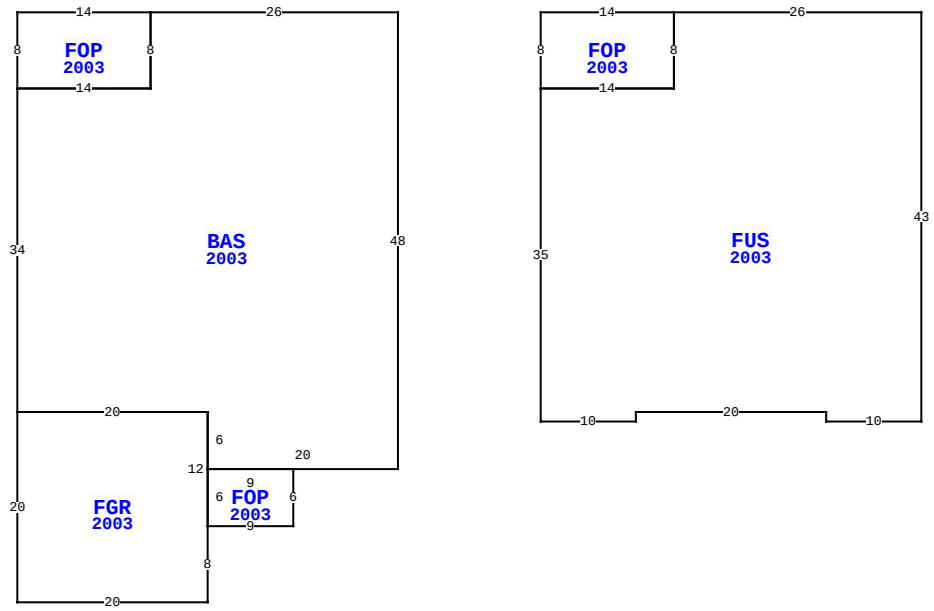
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	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	1,688	100	1,688	200,990
FGR	400	55	220	26,195
FOP	54	30	16	1,905
FOP	112	30	34	4,048
FOP	112	30	34	4,048
FUS	1,588	100	1,588	189,083
TOTALS	3,954		3,580	426,271

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,580	105.8400	132.30	473,634	2003	2003	0	0	0	10.00	90.00

1 SNGL FAM – 0% - 0 Heated Area: 3276 HX Base Yr



86123 MONTAUK DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	426,271
TOTAL MARKET OB/XF VALUE	6,615
TOTAL LAND VALUE - MARKET	127,500
TOTAL MARKET VALUE	560,386
SOH/AGL Deduction	49,876
ASSESSED VALUE	510,510
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	510,510
TOTAL JUST VALUE	560,386
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	541,367

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210467	NEW CONSTR	275,000	11/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2667/516	9/15/2023	QC	U	I	11	100
GRANTOR: ENDRES MICHAEL F						
GRANTEE: ENDRES MICHAEL F						
2479/0984	7/12/2021	WD	Q	I	01	410,000
GRANTOR: MCCARTHY COLIN F & AU						
GRANTEE: ENDRES MICHAEL F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W26 FOP=[YR=2003] W14 S8 E14 N8$ S8 W14 S34 FGR=[YR=2003] S20 E20 N8 FOP=[YR=2003] E9 N6 W9 S6$ N12 W20$ E20 S6 E20 N48$ PTR=E15 FOP=[YR=2003] E14 FUS=[YR=2003] E26 S43 W10 N1 W20 S1 W10 N35 E14 N8$ S8 W14 N8$ 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	0810	CONCRETE A	0	0	0	0	644.00	SF	6.50	6.50	100	2003	2003	3	83	3,474	
2	0858	SCULP CONC	0	0	0	0	110.00	SF	13.00	13.00	100	2012	2012	3	98	1,401	
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	87	1,740	

LAND DESCRIPTION

TOTAL OB/XF 6,615

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	0		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