LOT 45
IN OR 1610/155
NORTH HAMPTON PHASE 1 PB 6/215

LASATER DENISE A 2009 TRUST/LASATER DENISE A TRUST
1845 EAGLE CIRCLE
NEW LENOX, IL 60451

2024

12-2N-27-1460-0045-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

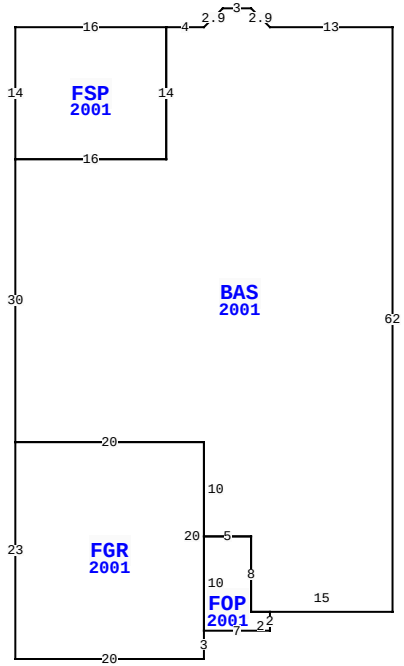
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,866	100	1,866	242,667
FGR	460	55	253	32,902
FOP	54	30	16	2,081
FSP	224	40	90	11,704
TOTALS	2,604		2,225	289,354

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,225	116.8944	146.12	325,117	2001	2001	0	0	0	11.00	89.00

1 SNGL FAM – 0% - 0 Heated Area: 1866 HX Base Yr



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

86111 MONTAUK DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	289,354
TOTAL MARKET OB/XF VALUE	6,568
TOTAL LAND VALUE - MARKET	127,500
TOTAL MARKET VALUE	423,422
SOH/AGL Deduction	112,385
ASSESSED VALUE	311,037
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	311,037
TOTAL JUST VALUE	423,422
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	410,616

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1610/0155	2/03/2009	WD	U	I	19	100
GRANTOR: LASATER DENISE ANNETT						
GRANTEE: LASATER DENISE A TR						
1258/1611	9/13/2004	WD	Q	I		242,000
GRANTOR: DREGER PHILIP A JR &						
GRANTEE: LASATER LINN & DENI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W13 U2 L2 W3 D2 L2 W4 FSP=[YR=2001] W16 S14 E16 N14 $ S14W16 S30 FGR=[YR=2001] S23 E20 N3 FOP=[YR=2001] E7 N2 W2 N8 W5 S10 $ N20 W20 $ E20 S10 E5 S8 E15 N62 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	85	2,975	
2	0810	CONCRETE A	0	0	0	0	691.00	SF	6.50	6.50	100	2001	2001	3	80	3,593	

LAND DESCRIPTION

TOTAL OB/XF 6,568

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