LOT 15
IN OR 1592/1474
NORTH HAMPTON PHASE 1 PB 6/215

CRENSHAW CONNIE SUE R
86096 MONTAUK DRIVE
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0015-0000

BUILDING CHARACTERISTICS

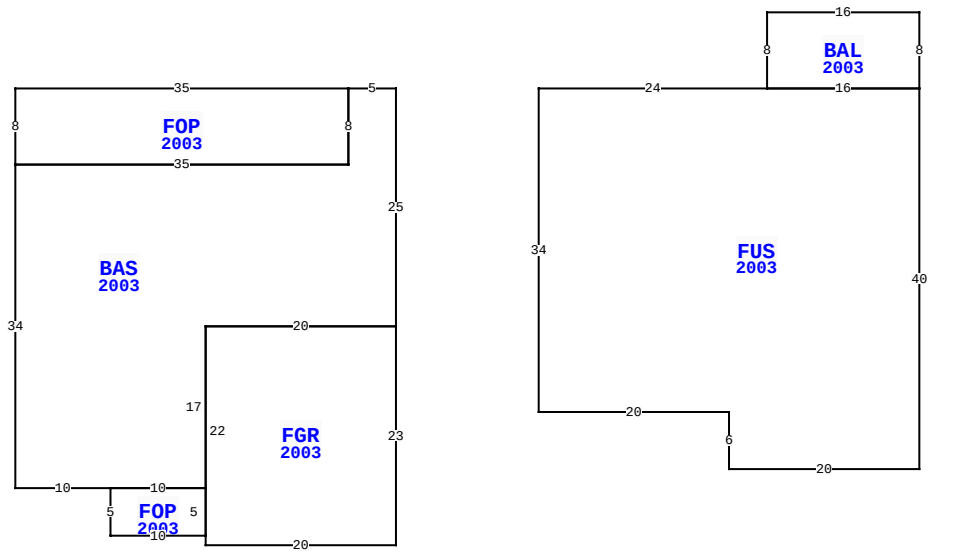
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	128	15	2003	19	2,633
BAS	1,060	100	2003	1,060	146,875
FGR	460	55	2003	253	35,056
FOP	50	30	2003	15	2,078
FOP	280	30	2003	84	11,639
FUS	1,480	100	2003	1,480	205,071
TOTALS	3,458			2,911	403,352

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,911	114.0972	150.61	438,426	2003	2008	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2013 Heated Area: 2540 HX Base Yr 2013



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

86096 MONTAUK DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		403,352
TOTAL MARKET OB/XF VALUE		5,858
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		536,710
SOH/AGL Deduction		295,914
ASSESSED VALUE		240,796
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		185,074
TOTAL JUST VALUE		536,710
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		517,457

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004068	REPAIR/RRF	16,889	04/23/2019
B25484	REPAIR/RRF	2,170	01/01/2012
B0210028	NEW CONSTR	235,000	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1592/1474	11/07/2008	WD	Q	I		290,000
GRANTOR: BROWN THOMAS E						
GRANTEE: CRENSHAW ROGER D &						
1583/0396	8/29/2008	WD	Q	I	05	215,300
GRANTOR: BANK OF NEW YORK TRUS						
GRANTEE: BROWN THOMAS E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W5 FOP=[YR=2003] W35 S8 E35 N8 $ S8 W35 S34 E10 FOP=[YR=2003] S5 E10 FGR=[YR=2003] S1 E20 N23 W20 S22 $ N5 W10 $ E10 N17 E20 N25 $ PTR= E15 FUS=[YR=2003] E24 BAL=[YR=2003] N8 E16 S8 W16 $ E16 S40 W20 N6 W20 N34 $ 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	2003	2003	3	86	3,010	
2	0811	CONCRETE B	0	100	0	0	668.00	SF	5.20	5.20	100	2003	2003	3	82	2,848	

LAND DESCRIPTION

TOTAL OB/XF 5,858

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	RES 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 07/09/2019 BY TW Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS