LOT 16
NORTH HAMPTON PHASE 1 PB 6/215

KIRSCHLING PATRICIA M L/E/
86120 MONTAUK DR
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0016-0000

BUILDING CHARACTERISTICS

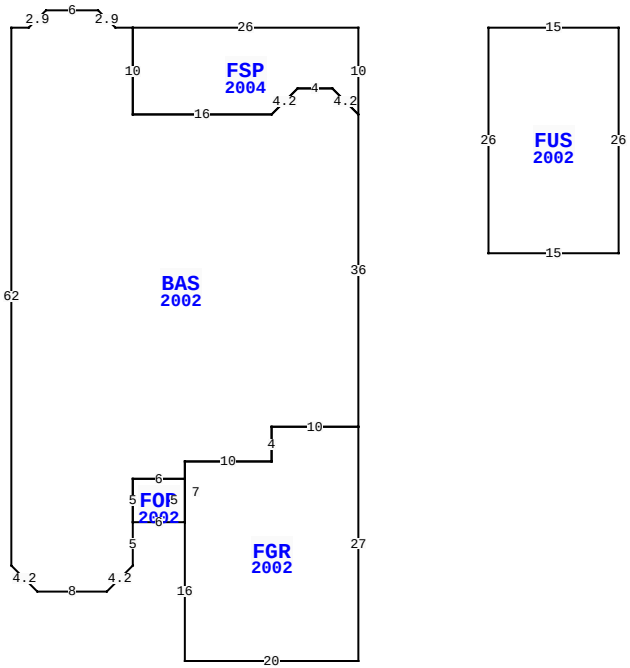
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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
BAS	1,950	100	2002	1,950	264,629
FGR	500	55	2002	275	37,319
FOP	30	30	2002	9	1,221
FSP	239	40	2004	96	13,028
FUS	390	100	2002	390	52,926
TOTALS	3,109			2,720	369,124

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,720	115.5168	152.48	414,746	2002	2002	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2025 Heated Area: 2340 HX Base Yr 2025



86120 MONTAUK DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		369,124
TOTAL MARKET OB/XF VALUE		4,623
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		501,247
SOH/AGL Deduction		0
ASSESSED VALUE		501,247
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		450,525
TOTAL JUST VALUE		501,247
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		483,765

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2708/473	4/18/2024	QC	U	I	11	100
GRANTOR: KIRSCHLING PATRICIA M						
GRANTEE: KIRSCHLING PATRICIA						
2434/0169	2/12/2021	WD	Q	I	01	364,900
GRANTOR: MCQUAID PETER J II &						
GRANTEE: KIRSCHLING PATRICIA						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2004] W26 BAS=[YR=2002] W2 L2 U2 W6 D2 L2 W2 S62 R3 D3 E8 U3 R3 N5FOP=[YR=2002] E6 FGR=[YR=2002] S16 E20 N27 W10 S4 W10 S7 $ N5 W6 S5 $ N5 E6 N2 E10 N4 E10 N36 L3 U3 W4 D3 L3 W16 N10 $ S10 E16 R3 U3 E4 D3 R3 N10 $ PTR= E15 FUS=[YR=2002] E15 S26 W15 N26 $ 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	100	0	0	889.00	SF	6.50	6.50	100	2002	2002	3	80	4,623	

LAND DESCRIPTION

TOTAL OB/XF 4,623

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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS