

ANDERSON JOCELYN
86152 MONTAUK DRIVE
FERNANDINA BEACH, FL 32034

12-2N-27-1460-0040-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY															
Exterior Wall		16	WD FR STUC 100		0900	01	2,150	116.8944	154.30	331,745	2001	2006	0	0	0	9.00	91.00	VALUATION BY		STANDARD														
Roof Structur		08	IRREGULAR 100		1 SNGL FAM - 100% - 2002										Heated Area: 1820										HX Base Yr 2002									
Roof Cover		03	COMP SHNGL 100												Tax Group: 4										Tax Dist:									
Interior Wall		05	DRYWALL 100												BUILDING MARKET VALUE										301,888									
Interior Floo		14	CARPET 80												TOTAL MARKET OB/XF VALUE										6,682									
Interior Floo		15	HARDTILE 20												TOTAL MARKET VALUE										393,570									
Air Condition		03	CENTRAL 100												SOH/AGL Deduction										202,324									
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE										191,246									
Bedrooms			4 100												TOTAL EXEMPTION VALUE										HX HB WX 55,722									
Bathrooms			2 100												BASE TAXABLE VALUE										135,524									
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE										393,570									
Stories		1.	1. 100												NCON VALUE										0									
Units		0	0 100		INCOME VALUE																													
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE										379,251																			
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	1,820	100	2001	1,820	255,552																													
FGR	440	55	2001	242	33,980																													
FOP	70	30	2001	21	2,948																													
FOP	224	30	2001	67	9,408																													
TOTALS		2,554			2,150	301,888																												
EXTRA FEATURES					86152 MONTAUK DR, FERNANDINA BEACH										BLD DATE		03/29/2023		NW		LGL DATE													
															XF DATE				LAND DATE															
															INC DATE				AG DATE															
L N	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	84	2,940													
2	0811	CONCRETE B			0	100	0	0	555.00		SF	5.20		5.20		100	2001	2001	3	79	2,280													
3	0462	ST/AL FNC			0	100	0	0	504.00		SF	10.00		10.00		100	2002	2002	3	29	1,462													
LAND DESCRIPTION					TOTAL OB/XF										6,682																			
L N	USE CODE	CLS	LAND USE DESCRIPTION		CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES		YEAR	DENSITY	DECL	FRZ	YR	CONSRV								
1	000100	C	RES		100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000																