

HAGEL MICHAEL J & DAWN G
86133 MONTAUK DRIVE
FERNANDINA BEACH, FL 32034

12-2N-27-1460-0043-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYP	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	2,259	116.3799	153.62	347,028	2001	2001	0	0	0	11.50	88.50	VALUATION BY STANDARD																
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2005										Heated Area: 1890					HX Base Yr 2005					Tax Group: 4 Tax Dist:									
Roof Cover	03	COMP SHNGL 100	The diagram shows a building footprint (FSP) and its base area (BAS). The FSP is a rectangle measuring 26' by 16'. The BAS includes the FSP plus additional areas: a front porch (4.2' x 4.2'), a side porch (4.2' x 4.2'), and a rear porch (2.9' x 6.1'). The total BAS area is 1890 sq ft.										BUILDING MARKET VALUE										307,120									
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE										5,713									
Interior Floo	13	LVT/LAMNT 90											TOTAL LAND VALUE - MARKET										127,500									
Interior Floo	15	HARDTILE 10											TOTAL MARKET VALUE										440,333									
Air Condition	03	CENTRAL 100											SOH/AGL Deduction										245,359									
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE										194,974									
Bedrooms		3 100											TOTAL EXEMPTION VALUE										HX HB					50,722				
Bathrooms		2 100											BASE TAXABLE VALUE															144,252				
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE										440,333									
Stories	1.	1. 100											NCON VALUE										0									
Units	0	0 100	INCOME VALUE																													
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE										425,752																			
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	1,890	100	2001	1,890	256,953																											
FGR	480	55	2001	264	35,892																											
FOP	30	30	2001	9	1,224																											
FSP	239	40	2001	96	13,052																											
TOTALS		2,639		2,259	307,120																											
EXTRA FEATURES		86133 MONTAUK DR, FERNANDINA BEACH																														
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	675.00	SF	5.20	5.20	100	2001	2001	3	79	2,773																	
LAND DESCRIPTION TOTAL OB/XF 5,713																																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV								
1	000135	C	RES NATURAL	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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS																																