LOT 47
NORTH HAMPTON PHASE 1 PB 6/215

BLAIR NATHAN E & NANCY JARVIS
86095 MONTAUK DR
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0047-0000

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 100
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	02	Quality Level 02

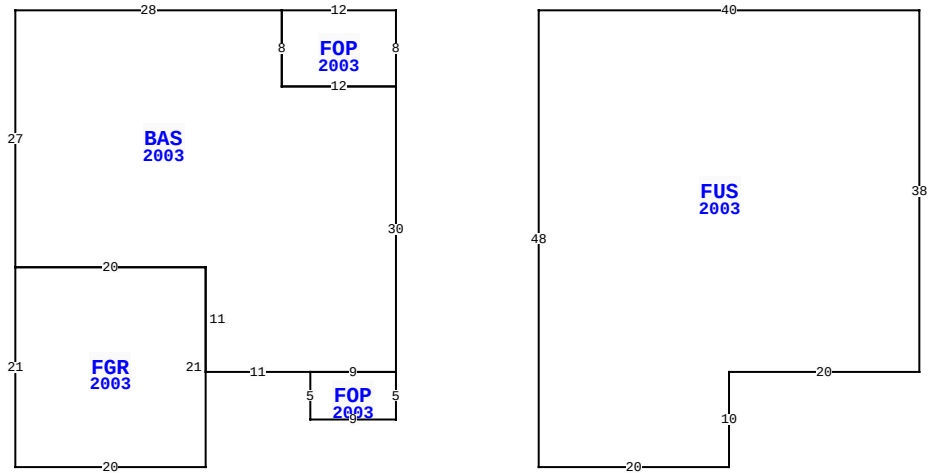
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4043.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,204	100	2003	1,204	136,745
FGR	420	55	2003	231	26,236
FOP	45	30	2003	14	1,590
FOP	96	30	2003	29	3,294
FUS	1,720	100	2003	1,720	195,350
TOTALS	3,485			3,198	363,214

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,198	96.1400	126.90	405,826	2003	2003	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2025 Heated Area: 2924 HX Base Yr



86095 MONTAUK DR, FERNANDINA BEACH

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

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	0811	CONCRETE B	0	100	0	0	651.00	SF	5.20	5.20	100	2003	2003	3	82	2,776	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
3	0462	ST/AL FNC	0	100	0	0	504.00	SF	10.00	10.00	100	2003	2003	3	30	1,512	
4	0851	PATIO STON	0	100	30	24	720.00	SF	0.75	0.75	100	2003	2003	3	82	443	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		363,214
TOTAL MARKET OB/XF VALUE		7,741
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		498,455
SOH/AGL Deduction		0
ASSESSED VALUE		498,455
TOTAL EXEMPTION VALUE	13	498,455
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		498,455
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		531,255

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210486	NEW CONSTR	350,000	11/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2730/1755	8/08/2024	WD	Q	I	01	514,000
GRANTOR: FRANCIS-STREET DOREEN						
GRANTEE: BLAIR NATHAN E & NA						
2253/0553	1/25/2019	QC	U	I	11	132,700
GRANTOR: FRANCIS DOREEN P						
GRANTEE: FRANCIS-STREET DORE						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2003] W12 BAS=[YR=2003] W28 S27 FGR=[YR=2003] S21 E20 N21 W20$ E20 S11 E11 FOP=[YR=2003] S5 E9 N5 W9$ E9 N30 W12 N8$ S8 E12 N8$ PTR= E15 FUS=[YR=2003] E40 S38 W20 S10 W20 N48$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 7,741

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	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 09/24/2019 BY TW Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS