LOT 65
IN OR 1528/898
NORTH HAMPTON PHASE 1 PB 6/215

BUKOVSKEY LULA B & JACOB A/BUKOVSKEY GARY A & LORI
86149 HAMPTON BAYS DRIVE
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0065-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

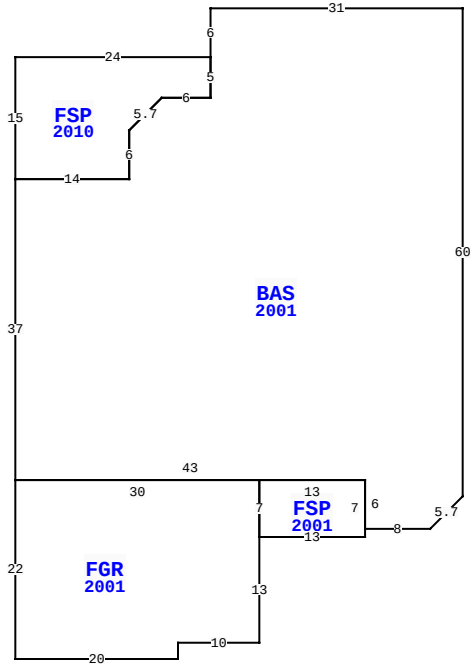
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,842	100	2001	2,842	361,128
FGR	640	55	2001	352	44,728
FSP	91	40	2001	36	4,575
FSP	268	40	2010	107	13,596
TOTALS	3,841			3,337	424,027

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,337	108.7716	143.58	479,126	2001	2001	0	0	0	11.50	88.50

1 SNGL FAM – 100% - 2009 Heated Area: 2842 HX Base Yr 2009



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

86149 HAMPTON BAYS DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		424,027
TOTAL MARKET OB/XF VALUE		7,921
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		559,448
SOH/AGL Deduction		301,794
ASSESSED VALUE		257,654
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		201,932
TOTAL JUST VALUE		559,448
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		539,312

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1528/0898	10/03/2007	DG	Q	I	06	182,300
GRANTOR: BUKOVSKEY GARY A & LO						
GRANTEE: BUKOVSKEY GARY ETAL						
1017/1921	11/05/2001	WD	Q	I		286,500
GRANTOR: MORRISON HOMES INC						
GRANTEE: BUKOVSKEY GARY & LO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W31 S6 FSP=[YR=2010] W24 S15 E14 N6 U4 R4 E6 N5 $ S5 W6 D4 L4 S6 W14 S37 FGR=[YR=2001] S22 E20 N2 E10 N13 FSP=[YR=2001] E13 N7 W13 S7 $ N7 W30 $ E43 S6 E8 U4 R4 N60 $.

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	2001	2001	3	84	2,940	
2	0811	CONCRETE B	0	100	0	0	1,105.00	SF	5.20	5.20	100	2001	2001	3	79	4,539	
3	1126	CB/STC 8"	0	100	14	5	70.00	SF	8.00	8.00	100	2001	2001	3	79	442	

LAND DESCRIPTION

TOTAL OB/XF 7,921

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 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