LOT 13
IN OR 2214/1470
NORTH HAMPTON PHASE 1 PB 6/215

ALLEN RONALD J JR & MEGHANN M
15794 MONCURE DRIVE
MONTCLAIR, VA 22025

2026

12-2N-27-1460-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

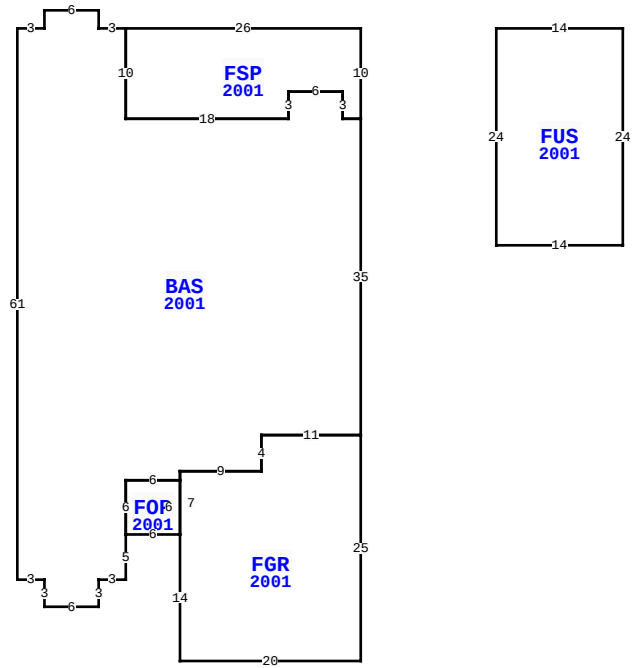
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,756	100	2001	1,756	251,772
FGR	464	55	2001	255	36,561
FOP	36	30	2001	11	1,577
FSP	242	40	2001	97	13,908
FUS	336	100	2001	336	48,175
TOTALS	2,834			2,455	351,994

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,455	117.2160	162.93	399,993	2001	2001	0	0	0	12.00	88.00

1 SNGL FAM 100% - 2019 Heated Area: 2092 HX Base Yr 2019



86068 MONTAUK DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		351,994
TOTAL MARKET OB/XF VALUE		2,905
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		482,399
SOH/AGL Deduction		224,614
ASSESSED VALUE		257,785
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		206,374
TOTAL JUST VALUE		482,399
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		492,998

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R07374	REPAIR/RRF	5,000	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2214/1470	7/30/2018	WD	Q	I	01	330,000
GRANTOR: RENFRO GREGORY R & NA						
GRANTEE: ALLEN RONLAD J JR &						
1886/1655	10/28/2013	WD	Q	I	01	280,000
GRANTOR: MURRAY SARA JANE						
GRANTEE: RENFRO GREGORY R &						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2001] W26 BAS=[YR=2001] W3 N2 W6 S2 W3 S61 E3 S3 E6 N3 E3 N5 FOP=[YR=2001] E6 FGR=[YR=2001] S14 E20 N25 W11 S4 W9 S7 $ N6 W6 S6 $ N6 E6 N1 E9 N4 E11 N35 W2 N3 W6 S3 W18 N10 $ S10 E18 N3 E6 S3 E2 N10 $ PTR= E15 FUS=[YR=2001] E14 S24 W14 N24 $ 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	83	2,905	

LAND DESCRIPTION

TOTAL OB/XF 2,905

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 07/09/2026 BY SYS