LOT 40
NORTH HAMPTON PHASE 1 PB 6/215

FANTASIA LINDA M & FRANCIS M
86152 MONTAUK DR
FERNANDINA BEACH, FL 32034

2026

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

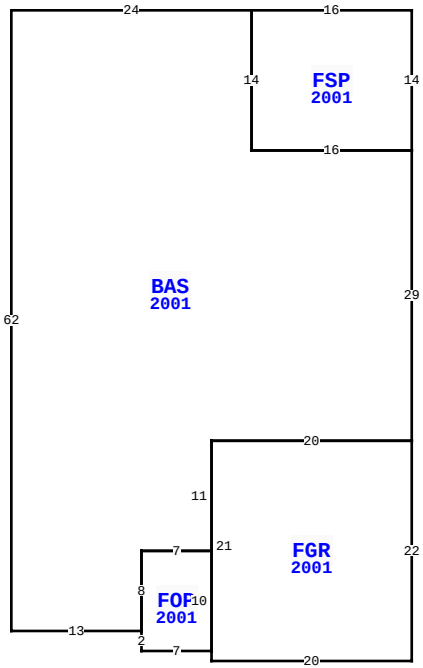
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,820	100	2001	1,820	238,670
FGR	440	55	2001	242	31,735
FOP	70	30	2001	21	2,754
FSP	224	40	2001	90	11,803
TOTALS	2,554			2,173	284,962

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,173	107.2120	149.02	323,820	2001	2001	0	0	0	12.00	88.00

1 SNGL FAM 0% - 2026 Heated Area: 1820 HX Base Yr



86152 MONTAUK DR, FERNANDINA BEACH

BLD DATE	03/29/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/05/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	284,962
TOTAL MARKET OB/XF VALUE	2,905
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	362,867
SOH/AGL Deduction	0
ASSESSED VALUE	362,867
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	362,867
TOTAL JUST VALUE	362,867
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	393,570

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2828/1814	11/13/2025	WD	Q	I	02	400,000
GRANTOR: ANDERSON JOCELYN						
GRANTEE: FANTASIA LINDA M &						
1016/1767	10/31/2001	WD	Q	I		188,100
GRANTOR: BEAZER HOMES CORP						
GRANTEE: ANDERSON KELLIN & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001;ORIG=-16,0] W24 S62 E13 N8 E7 N11 E20 N29 W16 N14 $
FGR=[YR=2001;ORIG=-20,64] S1 E20 N22 W20 S21 $
FSP=[YR=2001;ORIG=0,0] W16 S14 E16 N14 $
FOP=[YR=2001;ORIG=-27,62] S2 E7 N10 W7 S8 $
.

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	0	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	000100	C	RES	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS