LOT 41
IN OR 1895/320
NORTH HAMPTON PHASE 1 PB 6/215

KANE JAMES J
86156 MONTAUK DRIVE
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0041-0000

BUILDING CHARACTERISTICS

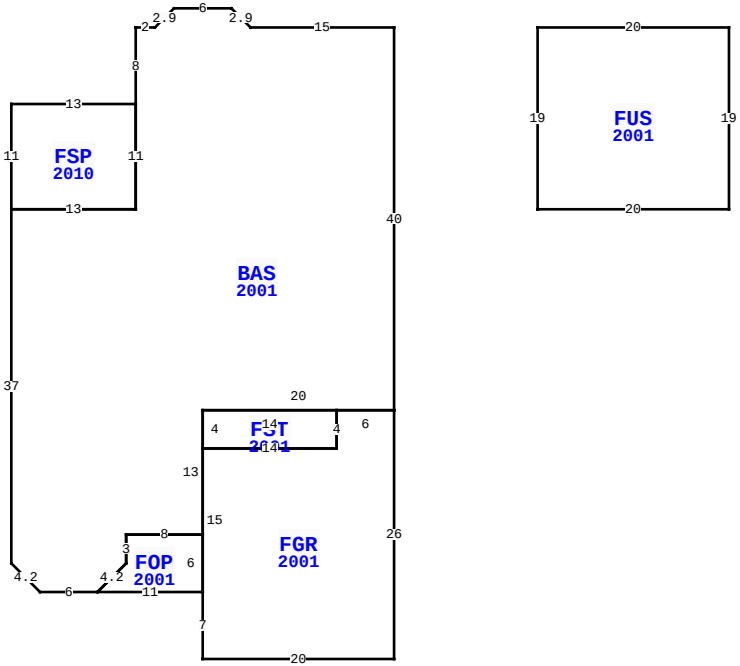
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,692	100	2001	1,692	250,294
FGR	464	55	2001	255	37,722
FOP	53	30	2001	16	2,367
FSP	143	40	2010	57	8,432
FST	56	55	2001	31	4,586
FUS	380	100	2001	380	56,213
TOTALS	2,788			2,431	359,613

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,431	120.9320	168.10	408,651	2001	2001	0	0	0	12.00	88.00

1 SNGL FAM 100% - 2016 Heated Area: 2072 HX Base Yr 2016



86156 MONTAUK DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		359,613
TOTAL MARKET OB/XF VALUE		2,905
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		437,518
SOH/AGL Deduction		162,477
ASSESSED VALUE		275,041
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		218,630
TOTAL JUST VALUE		437,518
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		456,046

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1895/0320	12/10/2013	WD	Q	I	02	238,000
GRANTOR: MONTI WILLIAM L & KEL						
GRANTEE: KANE JAMES J & MARL						
1159/0434	8/04/2003	WD	Q	I		236,000
GRANTOR: RICHARDSON BRADLEY &						
GRANTEE: MONTI WILLIAM & KEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W15 U2 L2 W6 D2 L2 W2 S8 FSP=[YR=2010] W13 S11 E13 N11 $ S11 W13 S37 D3 R3 E6 FOP=[YR=2001] E11 FGR=[YR=2001] S7 E20 N26 W6 FST=[YR=2001] S4 W14 N4 E14 $ S4 W14 S15 $ N6 W8 S3 D3 L3 $ U3 R3 N3 E8 N13 E20 N40 $ PTR= E15 FUS=[YR=2001] E20 S19 W20 N19 $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	000100	C	RES	100		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