LOT 42 IN OR 1023/1986
NORTH HAMPTON PHASE 1 PB 6/215

JOHNSON WATSON P JR & KATHRYN
86145 MONTAUK DR
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0042-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

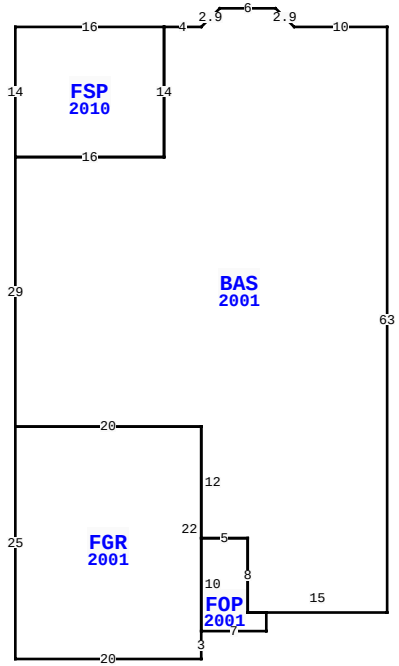
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,872	100	2001	1,872	260,975
FGR	500	55	2001	275	38,338
FOP	54	30	2001	16	2,231
FSP	224	40	2010	90	12,547
TOTALS	2,650			2,253	314,090

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,253	113.9740	158.42	356,920	2001	2001	0	0	0	12.00	88.00

1 SNGL FAM 100% - 2002 Heated Area: 1872 HX Base Yr 2002



86145 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		314,090
TOTAL MARKET OB/XF VALUE		2,905
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		444,495
SOH/AGL Deduction		232,782
ASSESSED VALUE		211,713
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		160,302
TOTAL JUST VALUE		444,495
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		458,425

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008879	WINDOWS	6,145	10/16/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1023/1986	12/10/2001	WD	Q	I		205,800
GRANTOR: BEAZER HOMES CORP						
GRANTEE: JOHNSON WATSON PERK						
0977/0498	3/22/2001	WD	U	V	19	666,000
GRANTOR: NORTH HAMPTON LLC						
GRANTEE: BEAZER HOMES CORP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W10 U2 L2 W6 D2 L2 W4 FSP=[YR=2010] W16 S14 E16 N14 $ S14W16 S29 FGR=[YR=2001] S25 E20 N3 FOP=[YR=2001] E7 N2 W2 N8 W5 S10 $ N22 W20 $ E20 S12 E5 S8 E15 N63 $.

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	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 10/01/2024 BY KBA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/09/2026 BY SYS