LOT 45
IN OR 1610/155
NORTH HAMPTON PHASE 1 PB 6/215

LASATER DENISE A 2009 TRUST/LASATER DENISE A TRUST
1845 EAGLE CIRCLE
NEW LENOX, IL 60451

**2026**

**12-2N-27-1460-0045-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

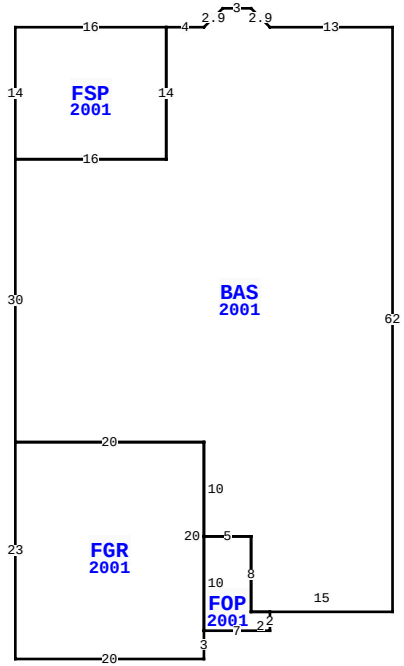
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 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 | 1,866 | 100 | 2001 | 1,866 | 254,112 |
| FGR | 460 | 55 | 2001 | 253 | 34,454 |
| FOP | 54 | 30 | 2001 | 16 | 2,179 |
| FSP | 224 | 40 | 2001 | 90 | 12,257 |
| TOTALS | 2,604 | | | 2,225 | 303,001 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,225 | 111.3280 | 154.75 | 344,319 | 2001 | 2001 | 0 | 0 | 0 | 12.00 | 88.00 |

1 SNGL FAM 0% - 0 Heated Area: 1866 HX Base Yr




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

86111 MONTAUK DR, FERNANDINA BEACH

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 303,001 |
| TOTAL MARKET OB/XF VALUE | 2,905 |
| TOTAL LAND VALUE - MARKET | 127,500 |
| TOTAL MARKET VALUE | 433,406 |
| SOH/AGL Deduction | 57,051 |
| ASSESSED VALUE | 376,355 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 376,355 |
| TOTAL JUST VALUE | 433,406 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 437,824 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1610/0155 | 2/03/2009 | WD | U | I | 19 | 100 |
| GRANTOR: LASATER DENISE ANNETT | | | | | | |
| GRANTEE: LASATER DENISE A TR | | | | | | |
| 1258/1611 | 9/13/2004 | WD | Q | I | | 242,000 |
| GRANTOR: DREGER PHILIP A JR & | | | | | | |
| GRANTEE: LASATER LINN & DENI | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2001] W13 U2 L2 W3 D2 L2 W4 FSP=[YR=2001] W16 S14 E16 N14 $ S14W16 S30 FGR=[YR=2001] S23 E20 N3 FOP=[YR=2001] E7 N2 W2 N8 W5 S10 $ N20 W20 $ E20 S10 E5 S8 E15 N62 $ .

## 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 | 000135 | C | RES NATURAL | 0 | | 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