LOT 48
IN OR 1339/465
NORTH HAMPTON PHASE 1 PB 6/215

MAHARAJ VISHNU D & MICHELE
86087 MONTAUK DRIVE
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0048-0000

BUILDING CHARACTERISTICS

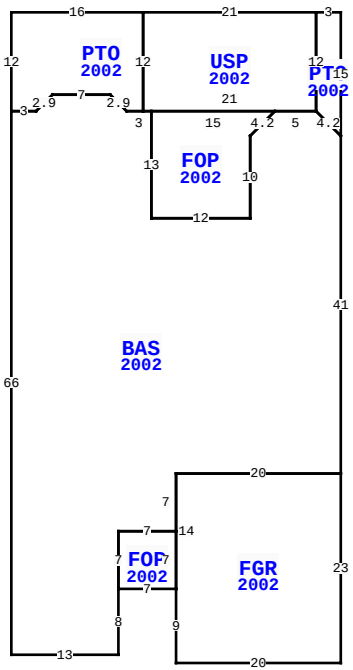
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,948	100	2002	1,948	266,544
FGR	460	55	2002	253	34,618
FOP	49	30	2002	15	2,052
FOP	161	30	2002	48	6,568
PTO	41	5	2002	2	273
PTO	174	5	2002	9	1,231
USP	252	30	2002	76	10,399
TOTALS	3,085			2,351	321,687

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,351	111.2300	154.61	363,488	2002	2002	0	0	0	11.50	88.50

1 SNGL FAM 100% - 2007 Heated Area: 1948 HX Base Yr 2007



86087 MONTAUK DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		321,687
TOTAL MARKET OB/XF VALUE		4,317
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		453,504
SOH/AGL Deduction		240,676
ASSESSED VALUE		212,828
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		161,417
TOTAL JUST VALUE		453,504
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		456,662

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003127	REPAIR/RRF	0	04/27/2020
B26378	REMODEL	4,064	08/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1339/0465	8/04/2005	WD	Q	I		295,000
GRANTOR: COLON JOANNE &						
GRANTEE: MAHARAJ VISHNU D &						
1053/0045	5/01/2002	WD	Q	I		217,800
GRANTOR: BEAZER HOMES CORP						
GRANTEE: CORNAGLIA ETHEL ESP						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2002] W3 USP=[YR=2002] W21 PTO=[YR=2002] W16 S12 BAS=[YR=2002] S66 E13 N8 FOP=[YR=2002] E7 FGR=[YR=2002] S9 E20 N23 W20 S14 $ N7 W7 S7 $ N7 E7 N7 E20 N41 U3 L3 W5 FOP=[YR=2002] W15 S13 E12 N10 U3 R3 $ D3 L3 S10 W12 N13 W3 U2 L2 W7 D2 L2 W3 $ E3 U2 R2 E7 D2 R2 E2 N12$ S12 E21 N12 $ S12 D3 R3 N15 $.

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	2002	2002	3	84	2,940	
3	0911	SCRN RM A	0	100	0	0	170.00	SF	18.00	18.00	100	2012	2012	3	45	1,377	

LAND DESCRIPTION

TOTAL OB/XF 4,317

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/09/2026 BY SYS