LOT 136
NORTH HAMPTON PHASE 1 PB 6/215

RUSNAK FAMILY IRREVOCABLE TRUST/RUSNAK DEBRA TRUST
86144 HAMPTON BAYS DRIVE
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0136-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

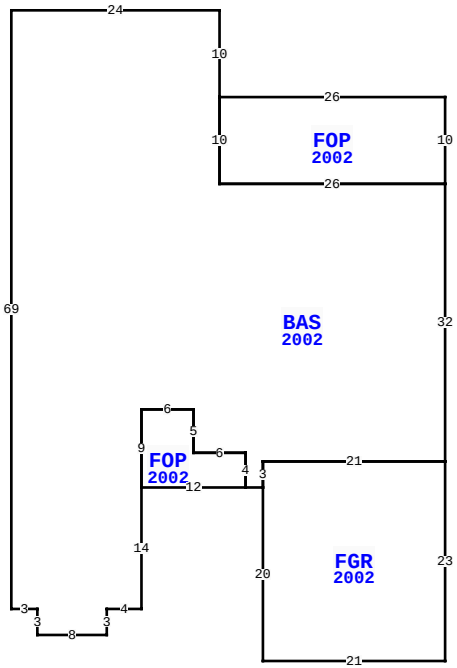
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,323	100	2002	2,323	310,002
FGR	483	55	2002	266	35,497
FOP	78	30	2002	23	3,069
FOP	260	30	2002	78	10,409
TOTALS	3,144			2,690	358,978

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,690	108.4800	150.79	405,625	2002	2002	0	0	0	11.50	88.50

1 SNGL FAM 100% - 2023 Heated Area: 2323 HX Base Yr 2023



86144 HAMPTON BAYS 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		358,978
TOTAL MARKET OB/XF VALUE		48,032
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		534,510
SOH/AGL Deduction		57,076
ASSESSED VALUE		477,434
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		426,023
TOTAL JUST VALUE		534,510
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		527,567

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007629	REPAIR/RRF	24,000	09/11/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2856/724	3/25/2026	WD	Q	I	01	665,000
GRANTOR: CARTER ESTHER L						
GRANTEE: RUSNAK FAMILY IRREV						
2646/1585	5/16/2023	LE	U	I	11	100
GRANTOR: CARTER ESTHER L						
GRANTEE: MORRIS CAROLYN M						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2002] W26 BAS=[YR=2002] N10 W24 S69 E3 S3 E8 N3 E4 N14 FOP=[YR=2002] E12 N4 W6 N5 W6 S9 $ N9 E6 S5 E6 S4 E2 FGR=[YR=2002] S20 E21 N23 W21 S3 $ N3 E21 N32 W26 N10 $ S10 E26 N10 $.

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	720.00	SF	18.00	18.00	100	2003	2003	3	20	2,592	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2003	2003	04	85	42,500	

LAND DESCRIPTION

TOTAL OB/XF 48,032

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	0003	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