LOT 6
IN OR 2095/1634
NORTH HAMPTON PHASE 1 PB 6/215

ROEDER HEINZ F & CHRISTINE M
86316 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0006-0000

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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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	04	Quality Level 04

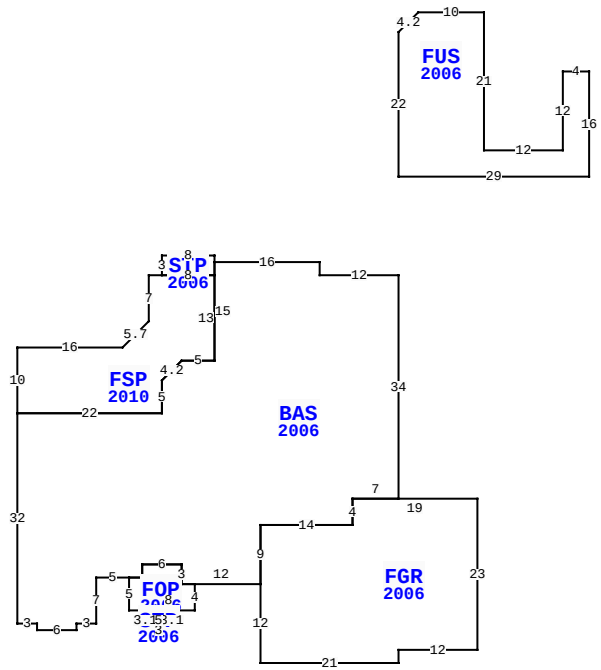
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,024	100	2,024	253,765
FGR	745	55	410	51,405
FOP	60	30	18	2,257
FSP	359	40	144	18,054
FUS	433	100	433	54,288
STP	12	10	1	125
STP	24	10	2	251
TOTALS	3,657		3,032	380,145

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,032	114.7608	136.28	413,201	2006	2006	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2018 Heated Area: 2457 HX Base Yr 2018



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

86316 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		380,145
TOTAL MARKET OB/XF VALUE		14,565
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		522,210
SOH/AGL Deduction		204,446
ASSESSED VALUE		317,764
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		267,764
TOTAL JUST VALUE		522,210
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		398,337

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10864	MECH OTHER	0	01/01/2006
P10429	OTHER	0	12/01/2005
E16223	ELEC OTHER	1,500	11/01/2005
C16317	CO ISSUED	453,400	10/01/2005
R08401	REPAIR/RRF	3,500	10/01/2005
B16317	NEW CONSTR	453,400	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2095/1634	1/19/2017	WD	Q	I	01	314,900
GRANTOR: DAFT BRIAN MICHAEL						
GRANTEE: ROEDER HEINZ F & CH						
2068/1206	8/29/2016	FJ	U	I	11	0
GRANTOR: DAFT MARILYN J EST						
GRANTEE: DAFT BRIAN MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W12 N2 W16 STP=[YR=2006] N1 W8 S3 FSP=[YR=2010] W2 S7 L4 D4 W16 S10 E22 N5 R3 U3 E5 N13 W8$ E8 N2$ S15 W5 D3 L3 S5 W22 S32 E3 S1 E6 N1 E3 N7 E5 FOP=[YR=2006] S5 E2 STP=[YR=2006] D3 R1 E3 R1 U3 W5$ E8 N4 W2 N3 W6 S2 W2$ E2 N2 E6 S3 E12 FGR=[YR=2006] S12 E21 N2 E12 N23 W19 S4 W14 S9$ N9 E14 N4 E7 N34$ PTR=N15 FUS=[YR=2006] N22 U3 R3 E10 S21 E12 N12 E4 S16 W29$ S15$.

EXTRA FEATURES

L N	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	0811	CONCRETE B	0	100	0	0	1,628.00	SF	5.20	5.20	100	2006	2006	3	88	7,450	
2	0810	CONCRETE A	0	100	0	0	83.00	SF	6.50	6.50	100	2006	2006	3	88	475	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	91	3,185	
4	0462	ST/AL FNC	0	100	60	0	240.00	SF	10.00	10.00	100	2007	2007	3	52	1,248	
5	1244	WD DECK EX	0	100	0	0	168.00	SF	18.50	18.50	100	2012	2012	3	71	2,207	

LAND DESCRIPTION

TOTAL OB/XF 14,565

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	SFR CNSVTN	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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/02/2023 BY SYS