

LOT 11
IN OR 1423/1857
NORTH HAMPTON PHASE 1 PB 6/215

KEAR DAVID S & CAROL A
86428 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0011-0000



BUILDING CHARACTERISTICS			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	11	CLAY TILE	20		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		4	100		
Bathrooms		3.5	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	
BAL	455	15	68	7,862	
BAS	1,812	100	1,812	209,502	
FGR	722	55	397	45,901	
FOP	48	30	14	1,619	
FSP	239	40	96	11,100	
FUS	1,538	100	1,538	177,823	
TOTALS	4,814		3,925	453,806	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,925	106.4070	126.36	495,963	2005	2005	0	0	8.50	91.50
1 SNGL FAM - 100% - 2007											
Heated Area: 3350											
HX Base Yr 2007											
86428 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH											
BLD DATE 03/29/2023 NW LGL DATE											
X DATE LAND DATE											
INC DATE AG DATE											

NASSAU COUNTY PROPERTY				PAGE 1 of 1				4
VALUATION SUMMARY								
VALUATION BY								STANDARD
Tax Group: 4				Tax Dist:				
BUILDING MARKET VALUE								453,806
TOTAL MARKET OB/XF VALUE								18,115
TOTAL LAND VALUE - MARKET								127,500
TOTAL MARKET VALUE								599,421
SOH/AGL Deduction								232,002
ASSESSED VALUE								367,419
TOTAL EXEMPTION VALUE				HX HB				50,000
BASE TAXABLE VALUE								317,419
TOTAL JUST VALUE								599,421
NCON VALUE								0
INCOME VALUE								
PREVIOUS YEAR MKT VALUE								463,980
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