LOT 52
IN OR 1062/729
NORTH HAMPTON PHASE 1 PB 6/215

STANCIN JAMES M & SARA B
86690 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0052-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

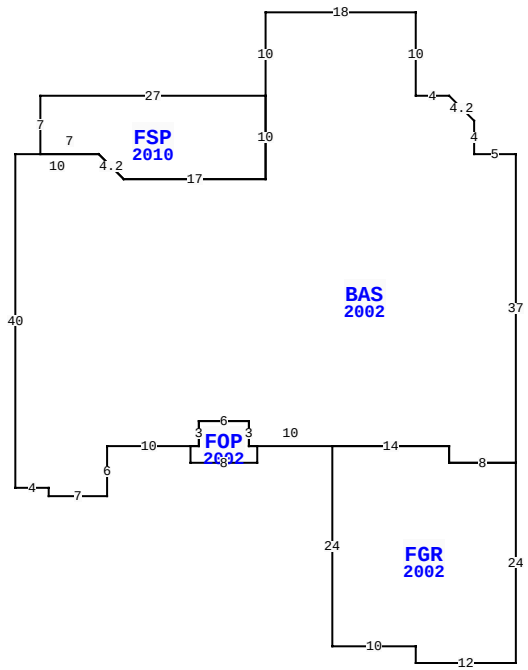
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	2,455	100	2,455	300,755
FGR	536	55	295	36,140
FOP	34	30	10	1,225
FSP	245	40	98	12,006
TOTALS	3,270		2,858	350,125

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,858	111.5310	132.44	378,514	2002	2007	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2003 Heated Area: 2455 HX Base Yr 2003



86690 NORTH HAMPTON CLUB WAY, 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		350,125
TOTAL MARKET OB/XF VALUE		91,578
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		569,203
SOH/AGL Deduction		287,398
ASSESSED VALUE		281,805
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		231,805
TOTAL JUST VALUE		569,203
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		432,232

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21006511	WINDOWS	35,758	06/16/2021
20005422	SCRN ENCL	11,950	08/19/2020
20003111	SWIM POOL	60,000	06/08/2020
B0209236	NEW CONSTR	237,866	01/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1062/0729	6/13/2002	WD	Q	I		257,900
GRANTOR: BEAZER HOMES CORP						
GRANTEE: STANCIN JAMES & SAR						
1014/1597	10/22/2001	WD	U	V	19	305,000
GRANTOR: NORTH HAMPTON LLC						
GRANTEE: BEAZER HOMES CORP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W5 N4 U3 L3 W4 N10 W18 S10 FSP=[YR=2010] W27 S7 E7 D3 R3 E17 N10 $ S10 W17 U3 L3 W10 S40 E4 S1 E7 N6 E10 FOP=[YR=2002] S2 E8 N2 W1 N3 W6 S3 W1 $E1 N3 E6 S3 E10 FGR=[YR=2002] S24 E10 S2 E12 N24 W8 N2 W14 $ E14 S2 E8 N37 $.

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	87	3,045	
2	0812	CONCRETE C	0	100	0	0	1,266.00	SF	4.00	4.00	100	2002	2002	3	83	4,203	
3	0911	SCRN RM A	0	100	0	0	1,521.00	SF	17.50	17.50	100	2021	2021	3	97	25,819	
4	0861	POOL GUNIT	0	100	0	0	558.00	SF	85.00	85.00	100	2021	2021	3	98	46,481	
5	0855	CONC PAVER	0	100	0	0	963.00	SF	10.00	10.00	100	2021	2021	3	100	9,630	
6	0855	CONC PAVER	0	100	0	0	46.00	SF	10.00	10.00	100	2021	2021	3	100	460	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	97	1,940	

LAND DESCRIPTION

TOTAL OB/XF 91,578

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	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 04/19/2021 BY NW Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/02/2023 BY SYS