LOT 63
IN OR 1380/159
NORTH HAMPTON PHASE 1 PB 6/215

GUEVARRA MARK B
212 BAY AVE
CAPE CHARLES, VA 23310

2023

12-2N-27-1460-0063-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

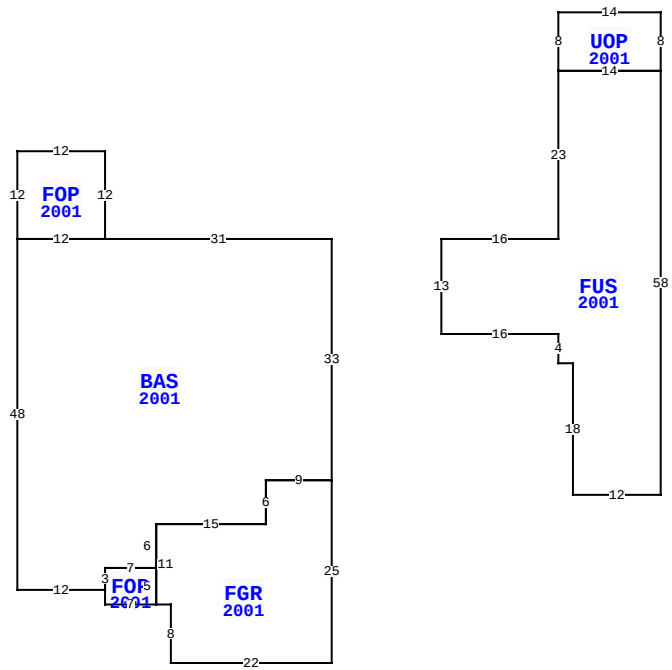
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	1,773	100	1,773	206,241
FGR	494	55	272	31,640
FOP	35	30	10	1,164
FOP	144	30	43	5,002
FUS	984	100	984	114,462
UOP	112	20	22	2,559
TOTALS	3,542		3,104	361,067

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,104	109.4478	129.97	403,427	2001	2001	0	0	0	10.50	89.50

1 SNGL FAM – 0% - 0 Heated Area: 2757 HX Base Yr



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

86089 HAMPTON BAYS DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	361,067
TOTAL MARKET OB/XF VALUE	10,212
TOTAL LAND VALUE - MARKET	127,500
TOTAL MARKET VALUE	498,779
SOH/AGL Deduction	141,250
ASSESSED VALUE	357,529
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	357,529
TOTAL JUST VALUE	498,779
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	385,271

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25952	REPAIR/RRF	2,600	04/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1380/0159	1/09/2006	WD	Q	I		397,000
GRANTOR: CASERTA CHRISTOPHER &						
GRANTEE: GUEVARRA MARK B						
1027/0604	12/27/2001	WD	Q	I		249,600
GRANTOR: INTERVEST CONSTRUCTIO						
GRANTEE: CASERTA CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W31 FOP=[YR=2001] N12 W12 S12 E12 $ W12 S48 E12 FOP=[YR=2001] S2 E7 FGR=[YR=2001] E2 S8 E22 N25 W9 S6 W15 S11 $ N5 W7 S3 $ N3 E7 N6 E15 N6 E9 N33 $ PTR= E15 FUS=[YR=2001] E16 N23 UOP=[YR=2001] N8 E14 S8 W14 $ E14 S58 W12 N18 W2 N4 W16 N13 $ W15 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010	
2	0811	CONCRETE B	0	0	0	0	1,689.00	SF	5.20	5.20	100	2001	2001	3	82	7,202	

LAND DESCRIPTION

TOTAL OB/XF 10,212

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	000134	C	SFR POND	0		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