

LOT 66
IN OR 1123/291
NORTH HAMPTON PHASE 1 PB 6/215

BURRELL RICHARD & IVONNE
86157 HAMPTON BAYS DRIVE
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0066-0000



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 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

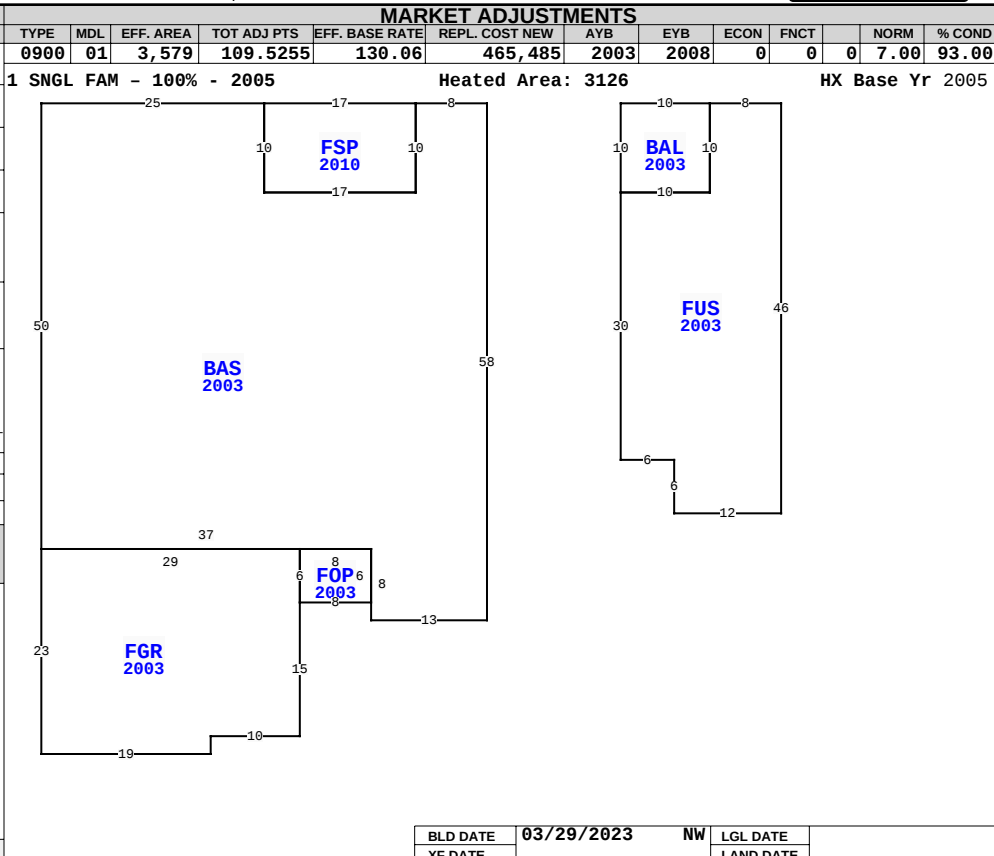
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4043.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	100	15	15	1,814
BAS	2,434	100	2,434	294,406
FGR	647	55	356	43,060
FOP	48	30	14	1,694
FSP	170	40	68	8,225
FUS	692	100	692	83,702

TOTALS	4,091		3,579	432,901
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0855	CONC PAVER	0 100	0	0	1,206.00	SF	10.00	



86157 HAMPTON BAYS DR, FERNANDINA BEACH														LAND DATE		AG DATE			
														INC DATE					
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES									
1.00	UT	3,500.00	3,500.00	100	2003	2003	3	88	3,080										
1,206.00	SF	10.00	10.00	100	2021	2021	3	100	12,060										

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		432,901	
TOTAL MARKET OB/XF VALUE		15,140	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		575,541	
SOH/AGL Deduction		308,092	
ASSESSED VALUE		267,449	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		217,449	
TOTAL JUST VALUE		575,541	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		449,328	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004438	REPAIR/RRF	0	06/10/2020
M17499	H/AC	0	08/01/2012
B0210323	NEW CONSTR	223,411	11/01/2002

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1123/0291	3/20/2003	WD	Q	I		284,200			
GRANTOR:MORRISON HOMES INC									
GRANTEE:BURRELL RICHARD & I									
1063/0949	6/18/2002	WD	U	V	19	944,000			
GRANTOR:NORTH HAMPTON LLC									
GRANTEE:MORRISON HOMES INC									

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2003] W8 FSP=[YR=2010] W17 S10 E17 N10\$ S10 W17 N10 W25 S50 FGR=[YR=2003] S23 E19 N2 E10 N15 FOP=[YR=2003] E8 N6 W8 S6\$ N6 W29\$ E37 S8 E13 N58\$ PTR=E15 BAL=[YR=2003] E10 FUS=[YR=2003] E8 S46 W12 N6 W6 N30 E10 N10 \$ S10 W10 N10\$W15\$.									

LAND DESCRIPTION										TOTAL OB/XF 15,140														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							