

LOT 68
IN OR 1493/91
NORTH HAMPTON PHASE 1 PB 6/215

BAARTMANS ALPHONSE H & BEVERLY J TRUST/BAARTMANS A
86183 HAMPTON BAYS DRIVE
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0068-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	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		

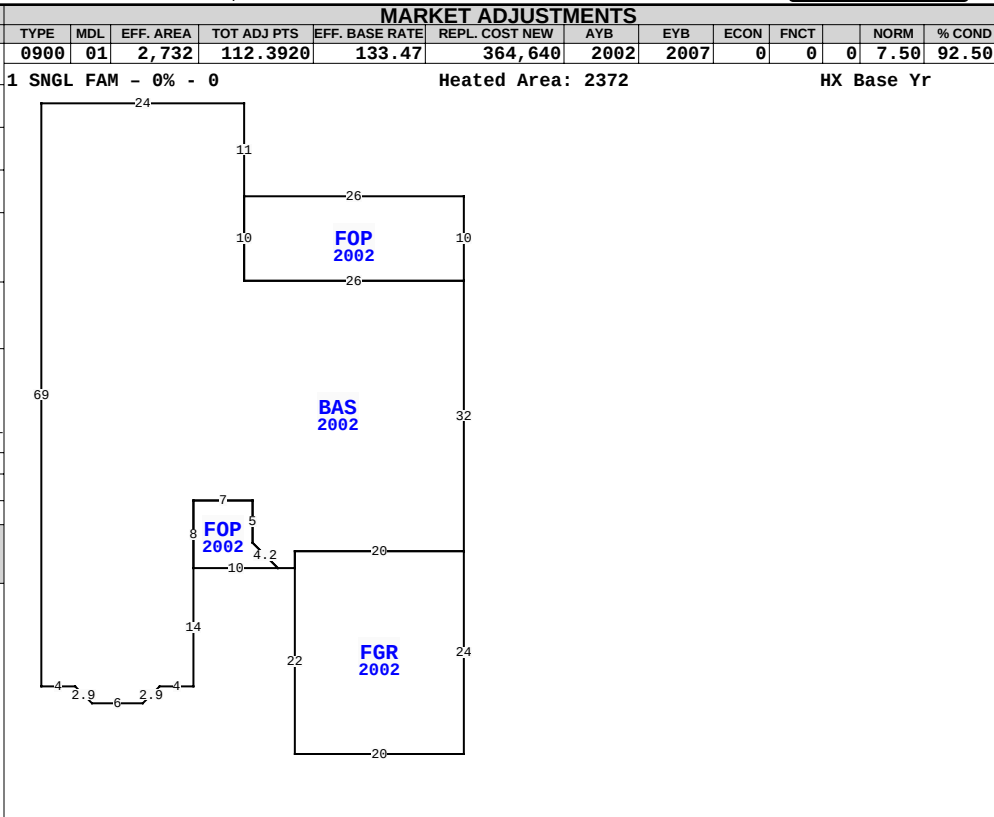
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,372	100	2,372	292,847
FGR	480	55	264	32,593
FOP	61	30	18	2,222
FOP	260	30	78	9,630

TOTALS	3,173		2,732	337,292
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00
2	0811	CONCRETE B	0	0	0	0	731.00	SF	5.20	5.20
3	0910	SCRN RM L	0	0	0	0	512.00	SF	15.00	15.00
4	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00
5	0861	POOL GUNIT	0	0	0	0	472.00	SF	85.00	85.00
6	0845	KOOL DECK	0	0	0	0	360.00	SF	7.25	7.25

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000135	C	SFR CNSVTN	0		PUD	0.00	0.00	1.00	LT

REVIEW DATE	05/26/2020	BY	NWX
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BLD DATE	03/29/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045	
2	0811	CONCRETE B	0	0	0	0	731.00	SF	5.20	5.20	100	2002	2002	3	83	3,155	
3	0910	SCRN RM L	0	0	0	0	512.00	SF	15.00	15.00	100	2002	2002	3	21	1,613	
4	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2002	2002	3	21	420	
5	0861	POOL GUNIT	0	0	0	0	472.00	SF	85.00	85.00	100	2002	2002	3	32	12,838	
6	0845	KOOL DECK	0	0	0	0	360.00	SF	7.25	7.25	100	2002	2002	3	83	2,166	

TOTAL OB/XF											23,237						
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
1	000135	C	SFR CNSVTN	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500

Total Acres:	0.00	Total Land Value:	127,500	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY														

VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			337,292
TOTAL MARKET OB/XF VALUE			23,237
TOTAL LAND VALUE - MARKET			127,500
TOTAL MARKET VALUE			488,029
SOH/AGL Deduction			143,482
ASSESSED VALUE			344,547
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			344,547
TOTAL JUST VALUE			488,029
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			377,140

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002868	REPAIR/RRF	27,000	04/16/2020
E0108865	NEW CONSTR	0	12/01/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1493/0091	4/17/2007	QC	U	I	01	100	
GRANTOR: BAARTMANS ALPHONSE &							
GRANTEE: BAARTMANS ALPHONSE							
1330/1589	7/06/2005	WD	Q	I		375,000	
GRANTOR: CULLEN HUGH L & MARIL							
GRANTEE: BAARTMANS ALPHONSE							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2002] W26 BAS=[YR=2002] N11 W24 S69 E4 D2 R2 E6 U2 R2 E4 N14 FOP=[YR=2002] E10 U3 L3 N5 W7 S8 \$ N8 E7 S5 D3 R3 E2 FGR=[YR=2002] S22 E20 N24 W20S2\$N2 E20 N32 W26 N10 \$ S10 E26 N10 \$.									