

LOT 97  
IN OR 2286/1388  
NORTH HAMPTON PHASE 1 PB 6/215

TOUCH STACEY BROWN  
86508 EASTPORT DR  
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0097-0000



| 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            | 12 | HARDWOOD 30    |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 100       |

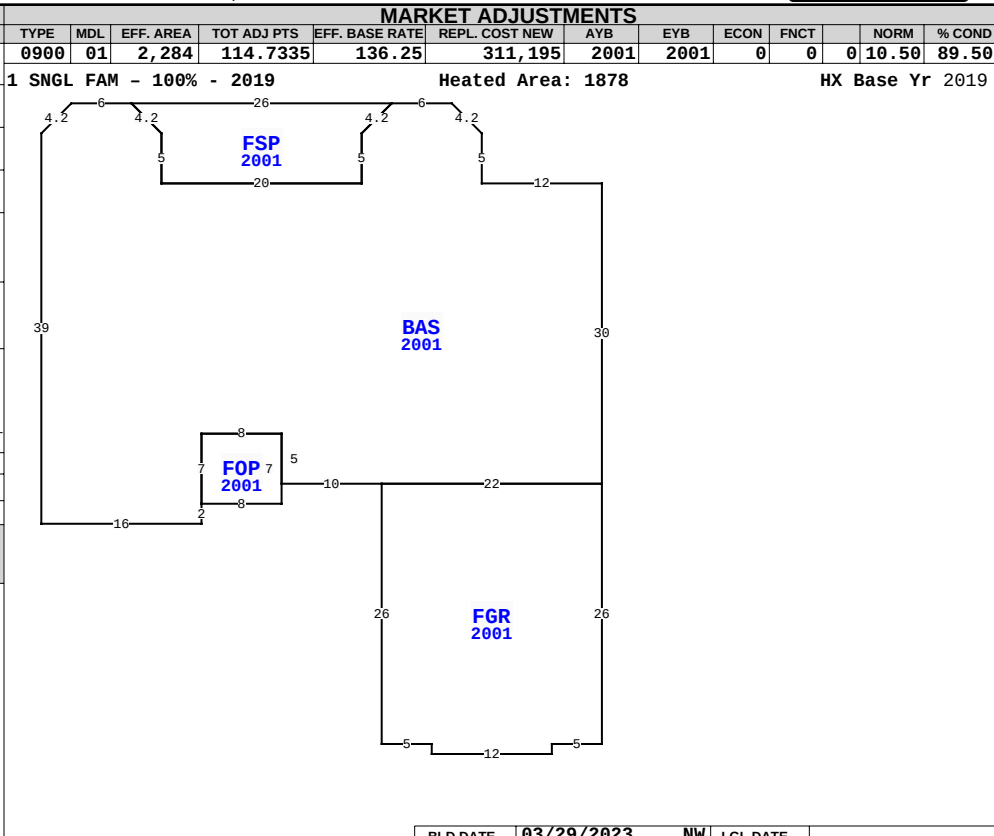
|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 04      | Quality Level 04 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA         |
|                  |         | 04               |
| NEIGHBORHOOD/LOC | 4043.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,878            | 100         | 1,878        | 229,011              |
| FGR       | 584              | 55          | 321          | 39,144               |
| FOP       | 56               | 30          | 17           | 2,073                |
| FSP       | 169              | 40          | 68           | 8,292                |
| TOTALS    | 2,687            |             | 2,284        | 278,520              |

| 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              | 0812       | CONCRETE C  | 0 100   | 0  | 0  | 1,096.00 | SF | 4.00     |       |
| 3              | 0810       | CONCRETE A  | 0 100   | 12 | 16 | 192.00   | SF | 6.50     |       |
| 4              | 1100       | VAC SYSTEM  | 0 100   | 0  | 0  | 1.00     | UT | 800.00   |       |
| 5              | 0855       | CONC PAVER  | 0 100   | 0  | 0  | 60.00    | SF | 10.00    |       |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000141   | C   | SFR GOLF B           | 100 | 0003 | PUD      | 0.00  | 0.00  | 1.00        |

REVIEW DATE 03/24/2020 BY NWA



| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|
| 8,292       |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|
| 8,292       |  |  |  |  |  |  |  |  |  |

Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000

| NASSAU COUNTY PROPERTY    |  |  |  |  |              |  |  |  |  |
|---------------------------|--|--|--|--|--------------|--|--|--|--|
| PAGE 1 of 1               |  |  |  |  |              |  |  |  |  |
| VALUATION SUMMARY         |  |  |  |  |              |  |  |  |  |
| VALUATION BY              |  |  |  |  | STANDARD     |  |  |  |  |
| Tax Group: 4              |  |  |  |  | Tax Dist:    |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  | 278,520      |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  | 8,292        |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  | 105,000      |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  | 391,812      |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  | 120,336      |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  | 271,476      |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  | HX HB 50,000 |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  | 221,476      |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  | 391,812      |  |  |  |  |
| NCON VALUE                |  |  |  |  | 0            |  |  |  |  |
| INCOME VALUE              |  |  |  |  |              |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  | 311,074      |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 20007737   | REPAIR/RRF  | 22,776 | 08/25/2020 |

| SALES DATA                     |           |              |        |        |           |               |  |  |  |
|--------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|--|--|
| OFF RECORD<br>Number           | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |  |  |
| 2286/1388                      | 4/16/2019 | QC           | U      | I      | 11        | 100           |  |  |  |
| GRANTOR: TOUCH CHRISTOPHER E   |           |              |        |        |           |               |  |  |  |
| GRANTEE: TOUCH STACEY B        |           |              |        |        |           |               |  |  |  |
| 2223/1244                      | 9/13/2018 | WD           | Q      | I      | 02        | 316,500       |  |  |  |
| GRANTOR: MCBURNETT NOAH L & ST |           |              |        |        |           |               |  |  |  |
| GRANTEE: TOUCH STACEY BROWN    |           |              |        |        |           |               |  |  |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                    |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2001] W12 N5 L3 U3 W6 FSP=[YR=2001] W26 D3 R3 S5 E20 N5 R3 U3 \$ D3 L3 S5 W20 N5 L3 U3 W6 D3 L3 S39 E16 N2 FOP=[YR=2001] E8 N7 W8 S7 \$ N7 E8 S5 E10 FGR=[YR=2001] S26 E5 S1 E12 N1 E5 N26 W22 \$ E22 N30 \$ . |  |  |  |  |  |  |  |  |  |