

NORTH HAMPTON GOLF & SOCIAL LLC
20315 NORMAN COLONY RD
CORNELIUS, NC 28031

12-2N-27-1460-00P1-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 3									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY RECONCILE									
Exterior Wall 25 MOD METAL 100										4803 06 5,880 87.5986 41.61 244,667 2001 2001 0 0 25.00 75.00										Tax Group: 4 Tax Dist:									
Roof Structure 10 STEEL FRME 100										1 STOR WAREH - 0% - 0 Heated Area: 4450 HX Base Yr										BUILDING MARKET VALUE 396,840									
Roof Cover 12 MODULAR MT 100																				TOTAL MARKET OB/XF VALUE 396,840									
Interior Wall 01 MINIMUM 100																				TOTAL LAND VALUE - MARKET 556,320									
Interior Floor 03 CONC FINSH 100																				TOTAL MARKET VALUE 1,350,000									
Ceiling 04 NONE 100																				SOH/AGL Deduction 0									
Air Condition 01 NONE 100																				ASSESSED VALUE 1,350,000									
Heating Type 01 NONE 100																				TOTAL EXEMPTION VALUE 0									
Plumbing Frame 05 7 100 STEEL 100 0 100																				BASE TAXABLE VALUE 1,350,000									
Story Height																				TOTAL JUST VALUE 1,350,000									
RMS 5 100																				NCON VALUE 0									
Stories 1. 100																				INCOME VALUE									
Class 00 . 100																				PREVIOUS YEAR MKT VALUE 1,350,000									
Units 0 100																													
Occupancy 00 NONE 100																													
Quality 04 Quality Level 04																													
DOR CODE 3800 GOLF COURSES																													
MAP NUM MKT AREA 04																													
NEIGHBORHOOD/LOC 4043.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 3,650 100 3,650 113,908																													
GOF 800 210 1,680 52,429																													
UST 550 50 275 8,582																													
UST 550 50 275 8,582																													
TOTALS 5,550 5,880 183,500																													
EXTRA FEATURES										22680 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH																			
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										BLD DATE 03/01/2021 KK LGL DATE 03/01/2021 KK LAND DATE 03/01/2021 KK AG DATE																			
1 2503 GOLF CRS 3 0 0 0 0 1.00 UT 44,000.00 44,000.00 100 2002 2002 3 83 36,520																													
2 2503 GOLF CRS 3 0 0 0 0 2.00 UT 44,000.00 44,000.00 100 2002 2002 3 83 73,040																													
3 2503 GOLF CRS 3 0 0 0 0 2.00 UT 44,000.00 44,000.00 100 2002 2002 3 83 73,040																													
4 2503 GOLF CRS 3 0 0 0 0 1.00 UT 44,000.00 44,000.00 100 2002 2002 3 83 36,520																													
5 1123 CB 8" 0 0 0 0 1,050.00 SF 6.15 6.15 100 2001 2001 3 82 5,295																													
6 0803 ASPHALT C 0 0 0 0 24,574.00 SF 2.00 2.00 100 2001 2001 3 50 24,574																													
7 0812 CONCRETE C 0 0 0 0 3,664.00 SF 4.00 4.00 100 2001 2001 3 82 12,018																													
8 0424 CL FNC 6' 0 0 0 0 673.00 LF 23.00 23.00 100 2001 2001 3 58 8,978																													
9 0464 FNC GT 10' 0 0 0 0 4.00 UT 350.00 350.00 100 2001 2001 3 58 812																													
10 0418 EXHST FAN 0 0 0 0 1.00 UT 400.00 400.00 100 2001 2001 3 20 80																													
LAND DESCRIPTION										TOTAL OB/XF 270,877																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV																													
1 003800 C GOLF CRS 0 PUD 0.00 0.00 17.23 AC 1.00 1.00 1.00 2,000.00 2,000.00 34,460																													
2 003800 C GOLF CRS 0 PUD 0.00 0.00 205.33 AC 1.00 1.00 1.00 2,000.00 2,000.00 410,660																													
3 003800 C GOLF CRS 0 0.00 0.00 1.81 AC 1.00 1.00 1.00 20,000.00 20,000.00 36,200																													
4 003800 C GOLF CRS 0 0.00 0.00 3.00 AC 1.00 1.00 1.00 25,000.00 25,000.00 75,000																													
REVIEW DATE 03/01/2021 BY KK										Total Acres: 227.37 Total Land Value: 556,320 Market: 0 Agricultural: 0 Common: 556,320										PRINTED 08/02/2023 BY SYS									

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