



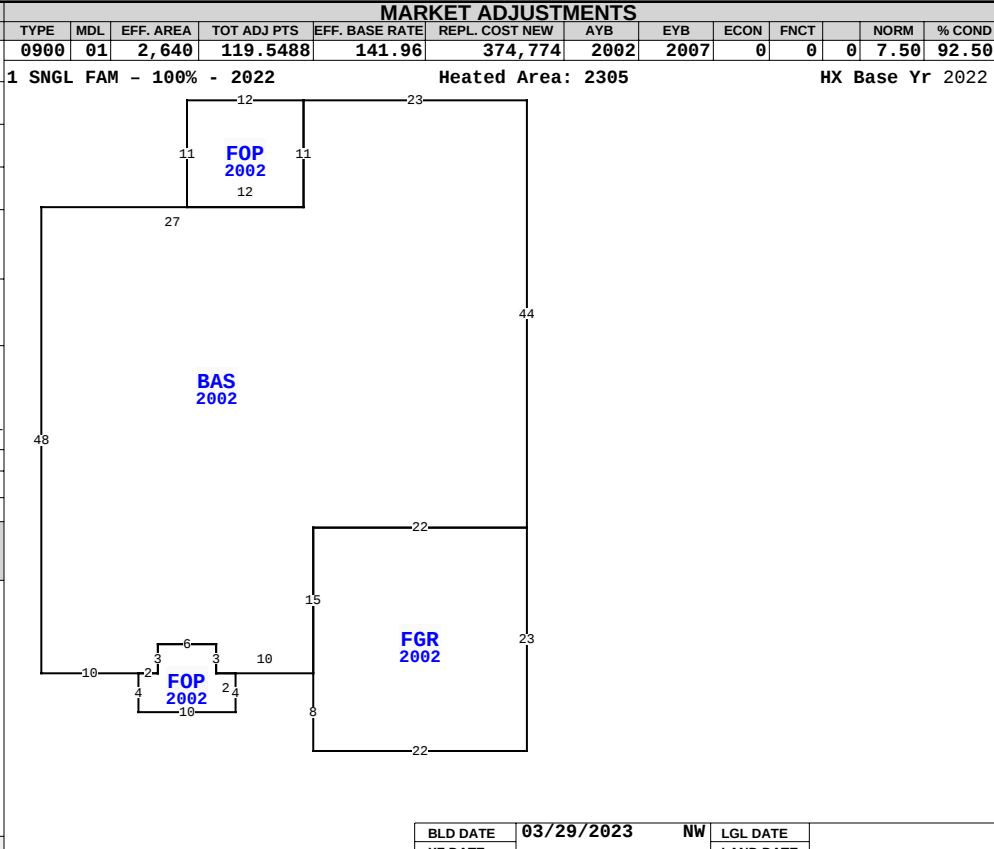
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,305	100	2,305	302,677
FGR	506	55	278	36,505
FOP	58	30	17	2,232
FOP	132	30	40	5,252
TOTALS	3,001		2,640	346,666

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0855	CONC PAVER	0	100	0	0	718.00	SF	10.00	10.00	
3	1125	CB/STC 6"	0	100	0	0	56.00	SF	7.35	7.35	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000136	C	SFR INT	100	0003	PUD	0.00	0.00	1.00	LT	



86192 HAMPTON BAYS DR, FERNANDINA BEACH	BLD DATE 03/29/2023	NW	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF											
10,352											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		346,666	
TOTAL MARKET OB/XF VALUE		10,352	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		442,018	
SOH/AGL Deduction		175,644	
ASSESSED VALUE		266,374	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		216,374	
TOTAL JUST VALUE		442,018	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		339,915	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2485/1744	7/29/2021	WD Q	Q	I	01
GRANTOR: RODRIGUEZ MARTHA J &					SALE PRICE
GRANTEE: STEWART ROBERT T &					449,900
2068/1738	8/29/2016	WD Q	Q	I	01
GRANTOR: DOBBINS ROBERT N III					290,000
GRANTEE: RODRIGUEZ MARTHA J					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2002] W23 FOP=[YR=2002] W12 S11 E12 N11 \$ S11 W27 S48 E10 FOP=[YR=2002] S4 E10 N4 W2 N3 W6 S3 W2 \$ E2 N3 E6 S3 E10 FGR=[YR=2002] S8 E22 N23 W22 S15 \$ N15 E22 N44 \$.											