LOT 134
NORTH HAMPTON PHASE 1 PB 6/215

TREGO DAVID N & SHAWN L
86180 HAMPTON BAYS
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0134-0000

BUILDING CHARACTERISTICS

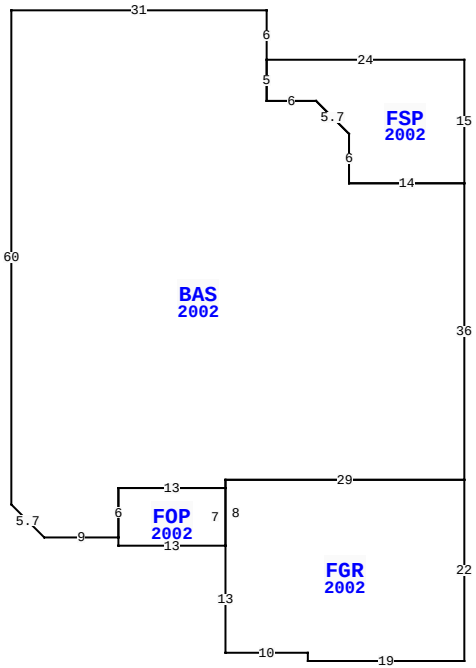
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,819	100	2,819	340,706
FGR	628	55	345	41,697
FOP	91	30	27	3,263
FSP	268	40	107	12,932
TOTALS	3,806		3,298	398,598

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,298	110.0274	130.66	430,917	2002	2007	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2021 Heated Area: 2819 HX Base Yr 2021



86180 HAMPTON BAYS DR, FERNANDINA BEACH

BLD DATE	03/29/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		398,598
TOTAL MARKET OB/XF VALUE		26,023
TOTAL LAND VALUE - MARKET		93,500
TOTAL MARKET VALUE		518,121
SOH/AGL Deduction		192,291
ASSESSED VALUE		325,830
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		275,830
TOTAL JUST VALUE		518,121
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		400,385

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310908	SWIM POOL	22,000	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2299/1822	8/19/2019	WD	Q	I	01	407,000
GRANTOR: PATEL PARBHUBHAI N						
GRANTEE: TREGO DAVID N & SHA						
1965/1380	2/25/2015	SW	U	I	12	301,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: PATEL PARBHUBHAI N						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2002] W24 BAS=[YR=2002] N6 W31 S60 D4 R4 E9
FOP=[YR=2002] S1 E13 FGR=[YR=2002] S13 E10 S1 E19 N22 W29
S8$ N7 W13 S6$ N6 E13 N1 E29 N36 W14 N6 U4 L4 W6 N5$ S5 E6
D4 R4 S6 E14 N15$.

EXTRA FEATURES

LN	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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045	
2	0812	CONCRETE C	0	100	0	0	1,123.00	SF	4.00	4.00	100	2002	2002	3	83	3,728	
3	0861	POOL GUNIT	0	100	15	30	450.00	SF	85.00	85.00	100	2003	2003	3	36	13,770	
4	0855	CONC PAVER	0	100	0	0	932.00	SF	7.00	7.00	100	2003	2003	3	84	5,480	

LAND DESCRIPTION

TOTAL OB/XF 26,023

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000136	C	SFR INT	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.10	85,000.00	93,500.00	93,500							

REVIEW DATE 04/06/2021 BY NWA Total Acres: 0.00 Total Land Value: 93,500 Market: 0 Agricultural: 0 Common: 93,500 PRINTED 08/02/2023 BY SYS