

LOT 154
IN OR 2226/1610
NORTH HAMPTON PHASE 1 PB 6/215

MILLER DARYL K & DENISE L FAMILY TRUST/MILLER DARY
86489 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0154-0000



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	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

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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	2,356	100	2,356	288,172
FGR	770	55	424	51,861
FOP	135	30	40	4,893
FSP	310	40	124	15,167
FUS	527	100	527	64,460
PTO	234	5	12	1,467

TOTALS 4,332 3,483 426,020

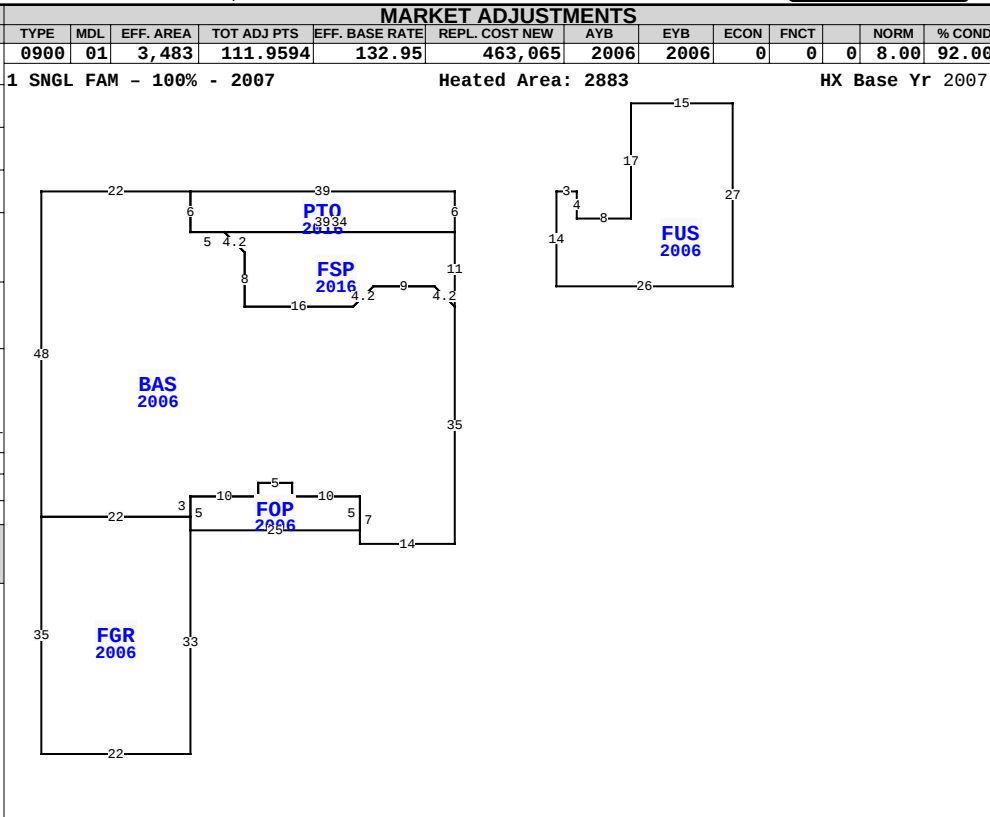
EXTRA FEATURES

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
2	0811	CONCRETE B	0	100	0	0	1,354.00	5.20		5.20	100	2006	2006	3	88	6,196	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	91	1,820	
4	1076	TRELLIS A	0	100	18	11	198.00	SF	7.50	7.50	100	2016	2016	3	84	1,247	
5	0861	POOL GUNIT	0	100	0	0	699.00	SF	85.00	85.00	100	2016	2016	3	84	49,909	
6	0911	SCRN RM A	0	100	0	0	1,815.00	SF	17.50	17.50	100	2016	2016	3	78	24,775	
7	0855	CONC PAVER	0	100	0	0	826.00	SF	10.00	10.00	100	2016	2016	3	97	8,012	

LAND DESCRIPTION

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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000136	C	SFR INT	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 01/06/2023 BY NWA



86489 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

86489 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH										LAND DATE	
										AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1,354.00	SF	5.20	5.20	100	2006	2006	3	88	6,196		
1.00	UT	2,000.00	2,000.00	100	2006	2006	3	91	1,820		
198.00	SF	7.50	7.50	100	2016	2016	3	84	1,247		
699.00	SF	85.00	85.00	100	2016	2016	3	84	49,909		
1,815.00	SF	17.50	17.50	100	2016	2016	3	78	24,775		
826.00	SF	10.00	10.00	100	2016	2016	3	97	8,012		

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1	000136	C	SFR INT	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			426,020
TOTAL MARKET OB/XF VALUE			91,959
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			602,979
SOH/AGL Deduction			221,597
ASSESSED VALUE			381,382
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			331,382
TOTAL JUST VALUE			602,979
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			482,104

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631633	POOL ENCL	42,899	01/01/2016
B1531415	SWIM POOL	0	11/12/2015
B14909	NEW CONSTR	210,846	02/08/2006
M10032	MECH OTHER	0	07/01/2005
E0515181	ELEC OTHER	2,000	06/01/2005
P0509430	OTHER	0	05/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2226/1610	9/25/2018	WD U	I	11	

GRANTOR: MILLER DARYL K & DENI
GRANTEE: MILLER DARYL K & DE
1399/0709 3/28/2006 WD Q I 455,500
GRANTOR: WATSON HOME BUILDERS
GRANTEE: MILLER DARYL K & DE

BUILDING NOTES

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BUILDING DIMENSIONS

PTO=[YR=2016] W39BAS 2006=W22 S48 FGR=[YR=2006] S35 E22 N33
FOP=[YR=2006] E25 N5 W10 N2 W5 S2 W10 S5\$ N2 W22\$ E22 N3 E10
N2 E5 S2 E10 S7 E14 N35 FSP=[YR=2016] N11 W34 D3 R3 S8 E16
U3 R3 E9 D3 R3 \$ U3 L3 W9 D3 L3 W16 N8 U3 L3 W5 N6\$
S6 E39 N6\$ PTR=E15 FUS=[YR=2006] E3 S4 E8 N17 E15 S27 W26
N14\$ W15\$.

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