LOT 155
IN OR 2086/569
NORTH HAMPTON PHASE 1 PB 6/215

DERAIMO JOHN PHILLIP & DEANA MAE
86495 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0155-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

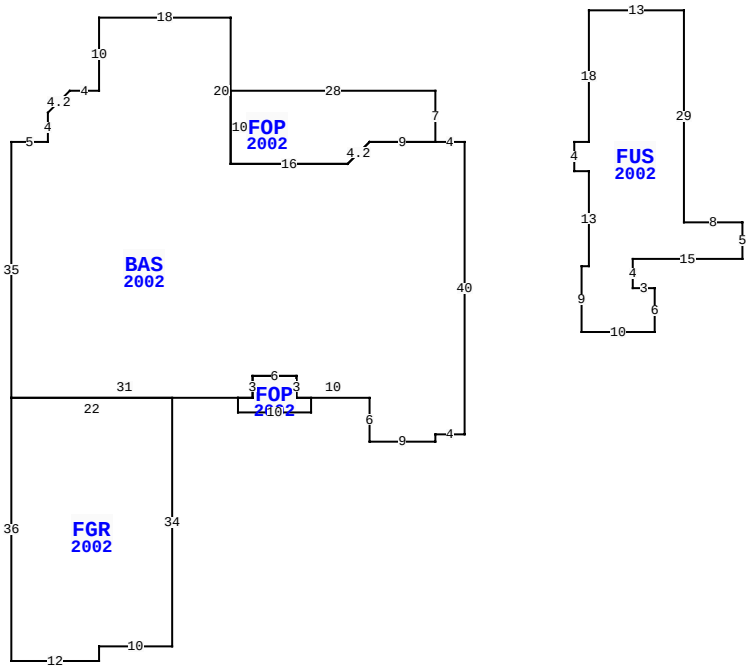
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,524	100	2,524	299,011
FGR	772	55	425	50,349
FOP	38	30	11	1,303
FOP	249	30	75	8,885
FUS	577	100	577	68,356
TOTALS	4,160		3,612	427,903

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,612	110.8485	131.63	475,448	2002	2002	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2018 Heated Area: 3101 HX Base Yr 2018



86495 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		427,903
TOTAL MARKET OB/XF VALUE		36,427
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		549,330
SOH/AGL Deduction		202,384
ASSESSED VALUE		346,946
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		296,946
TOTAL JUST VALUE		549,330
NCON VALUE		17,120
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		438,167

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2086/0569	12/01/2016	WD	Q	I	01	425,000
GRANTOR: BUSTABAD KATHRYN E						
GRANTEE: DERAIMO JOHN PHILLI						
1457/0157	11/06/2006	QC	U	I	01	100
GRANTOR: BUSTABAD CARLOS						
GRANTEE: BUSTABAD KATHRYN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W4 FOP=[YR=2002] N7 W28 S10 E16 U3 R3 E9$ W9 D3 L3 W16 N20 W18 S10 W4 L3 D3 S4 W5 S35FGR=[YR=2002] S36 E12 N2 E10 N34 W22 $ E31 FOP=[YR=2002] S2 E10 N2 W2 N3 W6 S3 W2 $ E2 N3 E6 S3 E10 S6 E9 N1 E4 N40 $ PTR= E15FUS=[YR=2002] E2 N18 E13 S29 E8 S5 W15 S4 E3 S6 W10 N9 E1 N13 W2 N4 $ W15 $.

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	
5	0845	KOOL DECK	0	100	0	0	606.00	SF	7.25	7.25	100	2002	2002	3	83	3,647	
6	0861	POOL GUNIT	0	100	0	0	288.00	SF	85.00	85.00	100	2002	2002	3	32	7,834	
7	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2002	2002	3	21	210	
8	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2002	2002	3	21	420	
9	0462	ST/AL FNC	0	100	67	4	268.00	SF	10.00	10.00	100	2002	2002	3	32	858	
10	0911	SCRN RM A	0	100	0	0	896.00	SF	17.50	17.50	100	2002	2002	3	21	3,293	
12	0855	CONC PAVER	0	100	0	0	1,712.00	SF	10.00	10.00	100	2021	2021	3	100	17,120	

LAND DESCRIPTION

TOTAL OB/XF 36,427

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		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 PRINTED 08/02/2023 BY SYS