

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	11	CLAY TILE 50
Interior Floor	14	CARPET 50
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

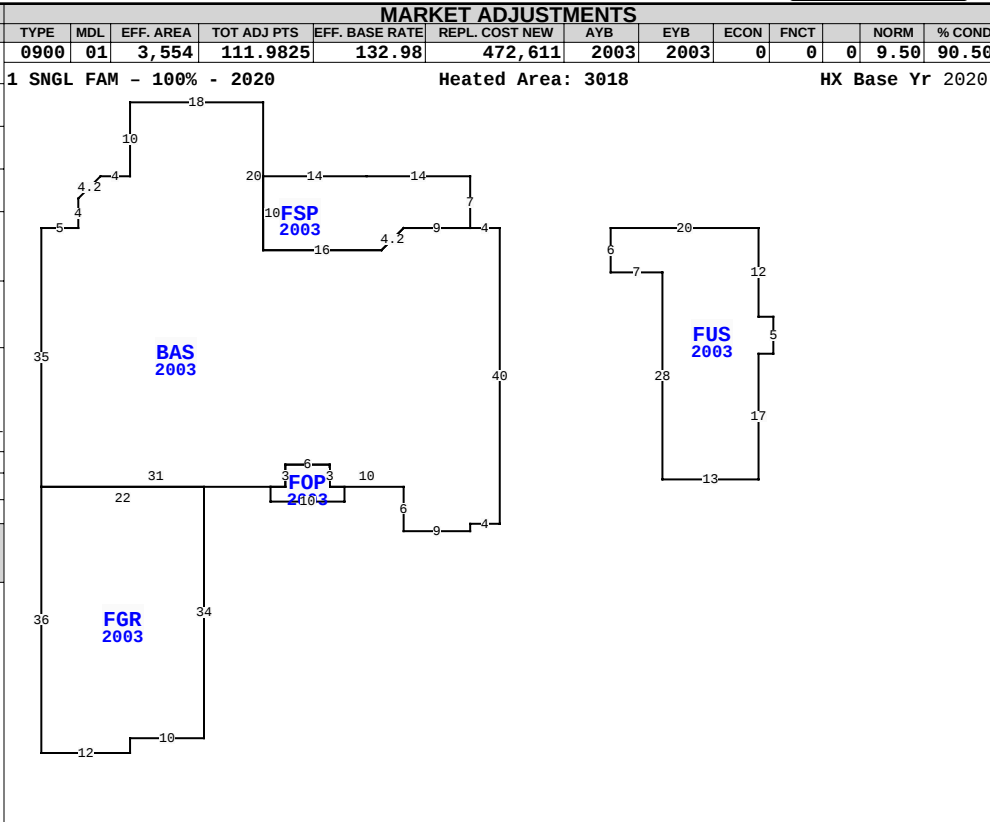
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,524	100	2,524	303,756
FGR	772	55	425	51,148
FOP	38	30	11	1,324
FSP	249	40	100	12,035
FUS	494	100	494	59,451

TOTALS	4,077	3,554	427,713
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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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	88	3,080	
2	0811	CONCRETE B	0 100	0	0	2,544.00	SF	5.20	5.20	100	2003	2003	3	84	11,112	
3	0462	ST/AL FNC	0 100	0	0	832.00	SF	10.00	10.00	100	2003	2003	3	36	2,995	
4	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2003	2003	3	64	192	
5	0861	POOL GUNIT	0 100	28	14	392.00	SF	85.00	85.00	100	2020	2020	3	95	31,654	
6	0910	SCRN RM L	0 100	0	0	1,389.00	SF	15.00	15.00	100	2020	2020	3	93	19,377	
7	0855	CONC PAVER	0 100	0	0	997.00	SF	10.00	10.00	100	2020	2020	3	99	9,870	

LAND DESCRIPTION			TOTAL OB/XF 78,280													
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
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



86523 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH	BLD DATE 03/29/2023	NW	LGL DATE
	EXP DATE		LAND DATE
	INC DATE		AG DATE

TOTAL OB/XF 78,280																
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
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

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				427,713	
TOTAL MARKET OB/XF VALUE				78,280	
TOTAL LAND VALUE - MARKET				85,000	
TOTAL MARKET VALUE				590,993	
SOH/AGL Deduction				217,078	
ASSESSED VALUE				373,915	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				323,915	
TOTAL JUST VALUE				590,993	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				468,311	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1911682	SWIM POOL	30,000	11/07/2019
B1911560	SCRNENCL	15,000	11/05/2019
B0210517	NEW CONSTR	225,000	04/25/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2610/0070	12/12/2022	WD U	I	I	11	100
GRANTOR: KLEPEISZ FRANK J & IL						
GRANTEE: KLEPEISZ FAMILY TRU						
2296/1809	8/09/2019	WD Q	I	I	01	390,000
GRANTOR: SHELLY JAMES C JR & E						
GRANTEE: KLEPEISZ FRANK J &						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=2003] W4 FSP=[YR=2003] N7W14 W14 S10 E16 U3 R3 E9 \$ W9 L3 D3 W16 N20 W18 S10 W4 D3 L3 S4 W5 S35 FGR=[YR=2003] S36 E12 N2 E10 N34 W22\$ E31 FOP=[YR=2003] S2 E10 N2 W2 N3 W6 S3 W2\$ E2 N3 E6 S3 E10 S6 E9 N1 E4 N40 \$ PTR=E15 FUS=[YR=2003] E20S12 E2 S5 W2 S17 W13 N28 W7 N6\$ W15 \$.																