

LOT 160
IN OR 1850/1921
NORTH HAMPTON PHASE 1 PB 6/215

WHITT ROY E & MINNIE C
86569 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0160-0000



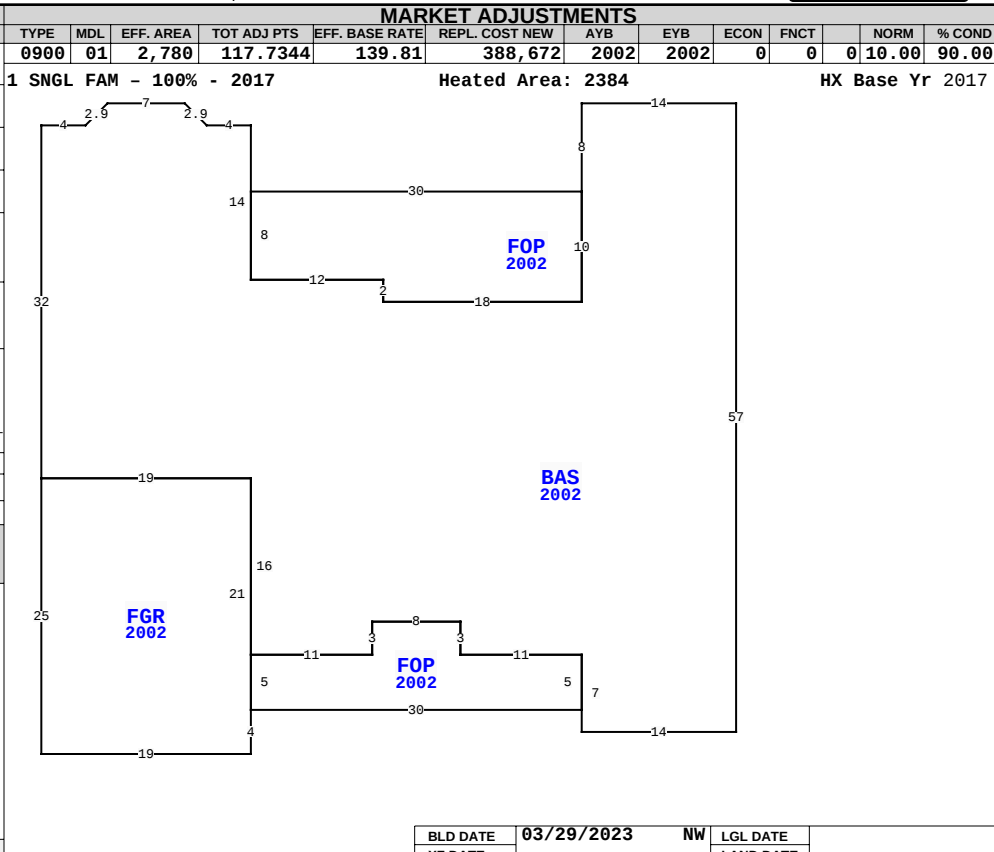
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 90
Exterior Wall	21 STONE 10
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
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	2,384	100	2,384	299,976
FGR	475	55	261	32,841
FOP	174	30	52	6,543
FOP	276	30	83	10,444
TOTALS	3,309		2,780	349,805

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2002
2	0811	CONCRETE B	0 100	0	0	564.00	SF	5.20	5.20	100	2002

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000135	C	SFR CNSVTN	100	0003	PUD	0.00	0.00	1.00	LT	1.00



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

86569 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4	
BUILDING MARKET VALUE		Tax Dist:	
TOTAL MARKET OB/XF VALUE		349,805	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		482,784	
SOH/AGL Deduction		196,500	
ASSESSED VALUE		286,284	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		236,284	
TOTAL JUST VALUE		482,784	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		374,535	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1850/1921	4/15/2013	WD	Q	I	02
GRANTOR: VEALE THOMAS L & ROBE					
GRANTEE: WHITT ROY E & MINNI					
1670/1665	4/07/2010	WD	Q	I	01
GRANTOR: HANNA CLAIRE C					
GRANTEE: VEALE THOMAS L & RO					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2002] W14 S8 FOP=[YR=2002] W30 S8 E12 S2 E18 N10 \$											
S10 W18 N2 W12 N14 W4 U2 L2 W7 L2 D2 W4 S32 FGR=[YR=2002]											
S25 E19 N4 FOP=[YR=2002] E30 N5 W11 N3 W8 S3 W11 S5 \$ N21											
W19 \$ E19 S16 E11 N3 E8 S3E11 S7 E14 N57 \$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000135	C	SFR CNSVTN	100	0003	PUD	0.00	0.00	1.00	LT	1.00

TOTAL OB/XF 5,479

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000135	C	SFR CNSVTN	100	0003	PUD	0.00	0.00	1.00	LT	1.00