

LOT 178
IN OR 1815/833
NORTH HAMPTON PHASE 1 PB 6/215

DAVIDSON JOYCE R TRUST/DAVIDSON JOYCE R TRUSTEE
4536 SAN AMARO DR
CORAL GABLES, FL 33146

2023

12-2N-27-1460-0178-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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	11 CLAY TILE 50
Interior Floo	12 HARDWOOD 50
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	2,548	100	2,548	315,682
FGR	772	55	425	52,655
FOP	40	30	12	1,487
FSP	251	40	100	12,389

TOTALS 3,611 3,085 382,213

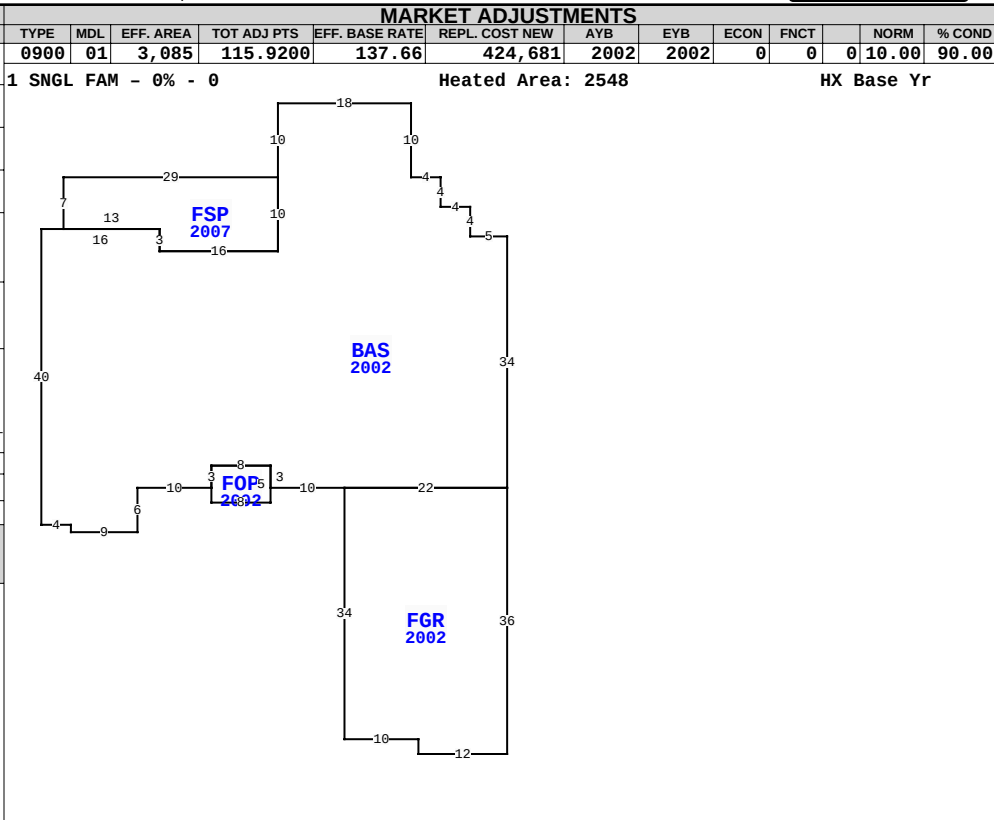
EXTRA FEATURES

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
1	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045	
2	0811	CONCRETE B	0	0	0	1,161.00	SF	5.20	5.20	100	2002	2002	3	83	5,011	

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	0		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



86625 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

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

TOTAL OB/XF 8,056

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

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		382,213
TOTAL MARKET OB/XF VALUE		8,056
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		475,269
SOH/AGL Deduction		134,819
ASSESSED VALUE		340,450
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		340,450
TOTAL JUST VALUE		475,269
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		387,831

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310701	XFOB	2,000	01/01/2003
B0209807	NEW CONSTR	268,000	06/01/2002

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1815/0833	8/13/2012	WD U	I	I	30	100

GRANTOR: DAVIDSON W HARPER JR

GRANTEE: DAVIDSON JOYCE R TR

1113/0213 2/10/2003 WD Q I 278,900

GRANTOR: BEAZER HOMES CORP

GRANTEE: DAVIDSON W HARPER J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W5 N4 W4 N4 W4 N10 W18 S10 FSP=[YR=2007] W29 S7 E13 S3 E16 N10 \$ S10 W16 N3 W16 S40 E4 S1 E9 N6 E10 FOP=[YR=2002] S2 E8 N5 W8 S3 \$ N3 E8 S3 E10 FGR=[YR=2002] S34 E10 S2 E12 N36 W22 \$ E22 N34 \$.

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