LOT 181
NORTH HAMPTON PHASE 1 PB 6/215

ENGLER LORETTA M & CHARLES HENRY IV
86675 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0181-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

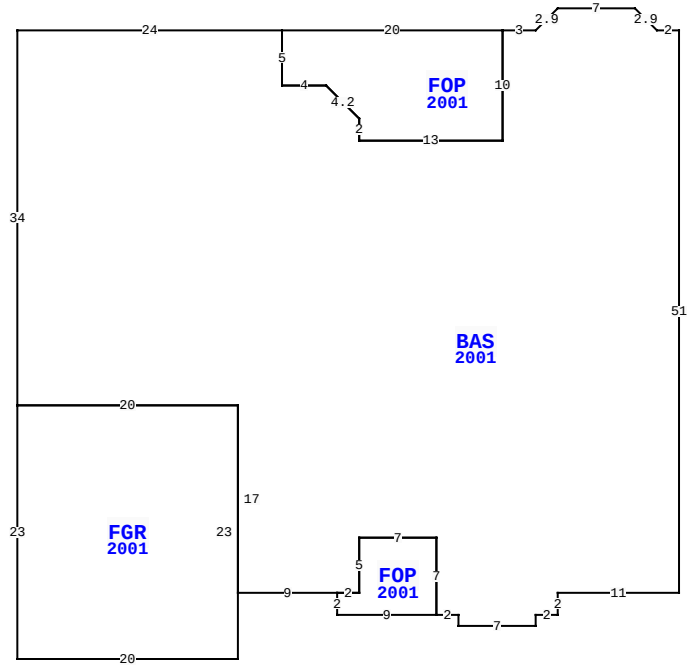
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	2,563	100	2,563	322,724
FGR	460	55	253	31,857
FOP	53	30	16	2,015
FOP	170	30	51	6,422
TOTALS	3,246		2,883	363,017

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,883	113.4063	134.67	388,254	2001	2009	0	0	0	6.50	93.50

1 SNGL FAM – 100% - 2023 Heated Area: 2563 HX Base Yr 2023



86675 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		363,017
TOTAL MARKET OB/XF VALUE		23,261
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		513,778
SOH/AGL Deduction		90,065
ASSESSED VALUE		423,713
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		373,713
TOTAL JUST VALUE		513,778
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		391,449

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2600/0109	10/31/2022	WD	Q	I	01	599,000
GRANTOR: GREEN NAOMI R						
GRANTEE: ENGLER LORETTA M &						
2280/0364	5/29/2019	WD	Q	I	01	395,000
GRANTOR: SHAHADY EDWARD J & SA						
GRANTEE: GREEN NAOMI R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W2 L2 U2 W7 L2 D2 W3 FOP=[YR=2001] W20 S5 E4 R3 D3 S2 E13 N10 $ S10 W13 N2 U3 L3 W4 N5 W24 S34 FGR=[YR=2001] S23 E20 N23 W20 $ E20 S17 E9 FOP=[YR=2001] S2 E9 N7 W7 S5 W2 $ E2 N5 E7 S7 E2 S1 E7 N1 E2 N2 E11 N51 $.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010	
2	0811	CONCRETE B	0	100	0	0	795.00	SF	5.20	5.20	100	2001	2001	3	82	3,390	
3	0911	SCRN RM A	0	100	0	0	988.00	SF	17.50	17.50	100	2001	2001	3	20	3,458	
4	0861	POOL GUNIT	0	100	0	0	302.00	SF	85.00	85.00	100	2001	2001	3	29	7,444	
5	0845	KOOL DECK	0	100	0	0	708.00	SF	7.25	7.25	100	2001	2001	3	82	4,209	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	20	400	
7	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2005	2005	3	27	1,350	

LAND DESCRIPTION

TOTAL OB/XF 23,261

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							

REVIEW DATE 09/24/2019 BY TW Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/02/2023 BY SYS