

LOT 182
IN OR 2044/1941
NORTH HAMPTON PHASE 1 PB 6/215

PREUSS WILLIAM J & HAZEL
85047 SAG HARBOR CT
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0182-0000



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 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

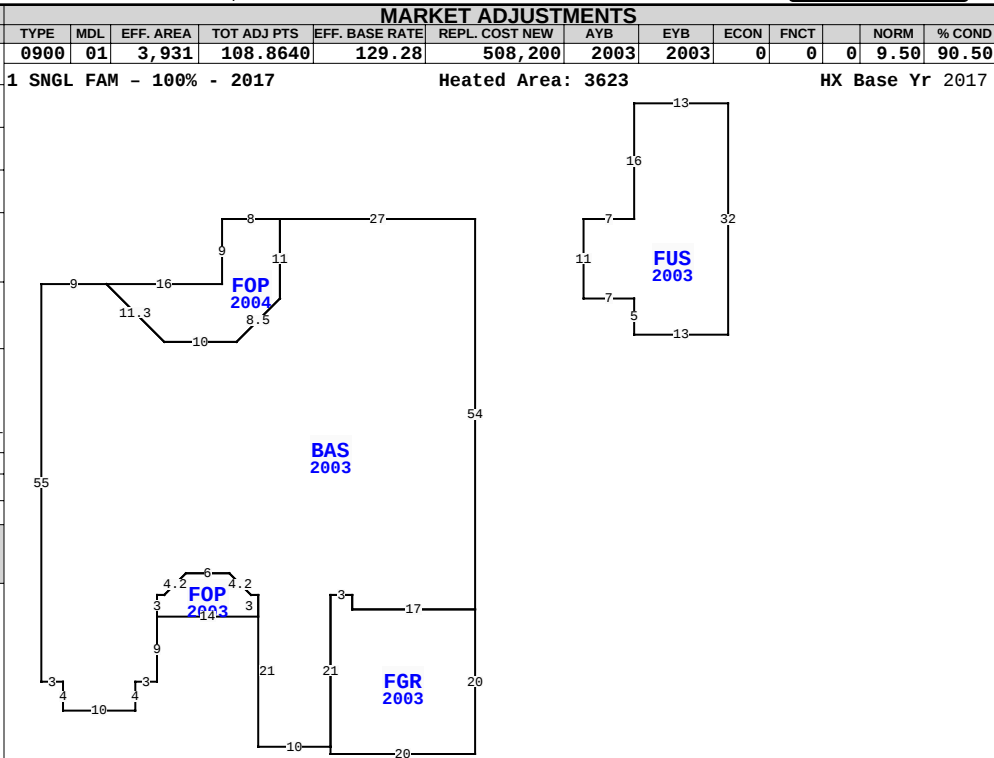
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,130	100	3,130	366,205
FGR	406	55	223	26,090
FOP	69	30	21	2,457
FOP	214	30	64	7,488
FUS	493	100	493	57,680

TOTALS	4,312		3,931	459,921
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0811	CONCRETE B	0 100	0	0	967.00	SF	5.20	
3	0861	POOL GUNIT	0 100	25	12	300.00	SF	85.00	
4	0855	CONC PAVER	0 100	0	0	1,102.00	SF	10.00	
5	0911	SCRN RM A	0 100	0	0	1,402.00	SF	17.50	

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



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

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2003	2003	3	88	3,080	
100	2003	2003	3	84	4,224	
100	2019	2019	3	93	23,715	
100	2019	2019	3	99	10,910	
100	2019	2019	3	90	22,082	

TOTAL OB/XF									
64,011									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		459,921	
TOTAL MARKET OB/XF VALUE		64,011	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		651,432	
SOH/AGL Deduction		251,787	
ASSESSED VALUE		399,645	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		349,645	
TOTAL JUST VALUE		651,432	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		503,625	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1903891	SCRNENCL	10,765	04/18/2019
18009213	SWIM POOL	45,950	03/27/2019
B0311214	NEW CONSTR	273,990	06/02/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2044/1941	5/09/2016	WD Q	I	I	01
GRANTOR: KENDALL BILLY L & FRA					
GRANTEE: PREUSS WILLIAM J &					
1610/0064	2/25/2009	WD U	I	I	19
GRANTOR: KENDALL BILLY L & MIR					
GRANTEE: KENDALL BILLY L & F					

BUILDING NOTES									
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BUILDING DIMENSIONS

BAS=[YR=2003] W27 FOP=[YR=2004] W8 S9 W16 D8 R8 E10 R6 U6 N11\$ S11 L6 D6 W10 L8 U8 W9 S55 E3 S4 E10 N4 E3 N9 FOP=[YR=2003] E14 N3 W1 U3 L3 W6 D3 L3 W1 S3\$ N3 E1 U3 R3 E6 R3 D3 E1 S21 E10 FGR=[YR=2003] S1 E20 N20 W17 N2 W3 S21\$ N21 E3 S2 E17 N54\$ PTR=E15 FUS=[YR=2003] E7 N16 E13 S32 W13 N5 W7 N11\$ W15\$.