LOT 229
NORTH HAMPTON PHASE 1 PB 6/215

LIPMAN JACQUELINE M
86031 ALBERMARLE CT
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0229-0000

BUILDING CHARACTERISTICS

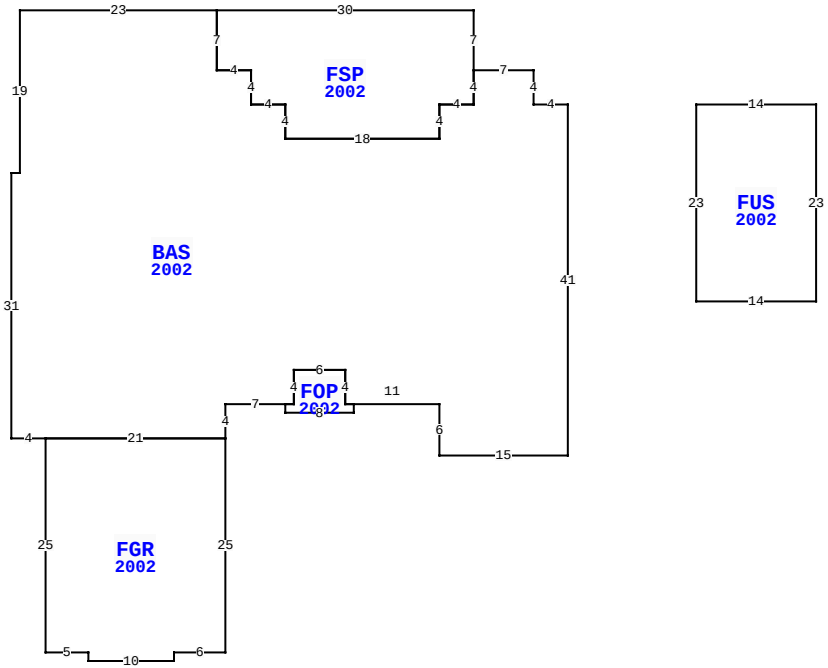
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	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	2,658	100	2,658	309,551
FGR	535	55	294	34,240
FOP	32	30	10	1,165
FSP	386	40	154	17,935
FUS	322	100	322	37,500
TOTALS	3,933		3,438	400,389

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,438	108.9648	129.40	444,877	2002	2002	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2021 Heated Area: 2980 HX Base Yr 2021



86031 ALBERMARLE CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		400,389
TOTAL MARKET OB/XF VALUE		7,698
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		535,587
SOH/AGL Deduction		190,035
ASSESSED VALUE		345,552
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		295,552
TOTAL JUST VALUE		535,587
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		417,828

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210043	NEW CONSTR	220,242	08/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2387/1440	8/25/2020	WD	Q	I	01	384,000
GRANTOR: SCOTT STEPHEN L II &						
GRANTEE: LIPMAN JACQUELINE M						
2161/1179	12/01/2017	WD	Q	I	01	360,000
GRANTOR: GREENE JODY A & JESSI						
GRANTEE: SCOTT STEPHEN L II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W4 N4 W7 FSP=[YR=2002] N7 W30 S7 E4 S4 E4 S4 E18 N4 E4 N4 $ S4 W4 S4 W18 N4 W4 N4 W4 N7 W23 S19 W1 S31 E4
FGR=[YR=2002] S25 E5 S1 E10 N1 E6 N25 W21 $ E21 N4 E7
FOP=[YR=2002] S1 E8 N1 W1 N4 W6 S4 W1 $ E1 N4 E6 S4 E11 S6
E15 N41 $ PTR= E15 FUS=[YR=2002] E14 S23 W14 N23 $ W15 $.

EXTRA FEATURES

LN	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	2002	2002	3	87	3,045	
2	0811	CONCRETE B	0	100	0	0	1,078.00	SF	5.20	5.20	100	2002	2002	3	83	4,653	

LAND DESCRIPTION

TOTAL OB/XF 7,698

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	SFR CNSVTN	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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/02/2023 BY SYS