LOT 262
IN OR 1296/1899
ESMT OR 1735/49

HAMMETT RICHARD & REBECCA
85050 MARBLEHEAD COURT
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0262-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

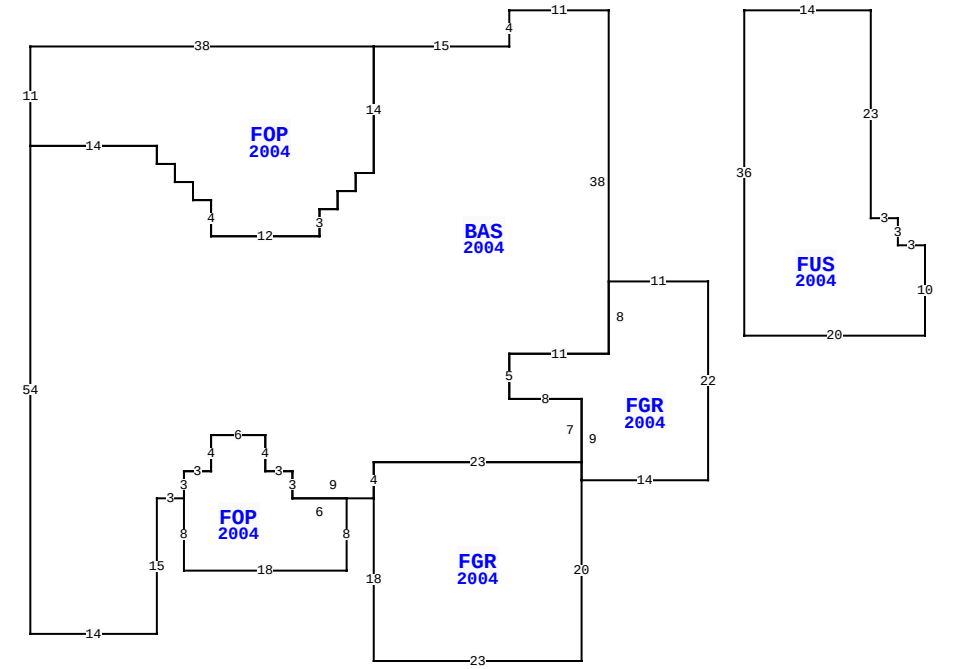
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	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	2,622	100	2,622	310,325
FGR	324	55	178	21,067
FGR	506	55	278	32,903
FOP	204	30	61	7,220
FOP	592	30	178	21,067
FUS	573	100	573	67,817
TOTALS	4,821		3,890	460,399

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,890	109.5255	130.06	505,933	2004	2004	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2005 Heated Area: 3195 HX Base Yr 2005



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

85050 MARBLEHEAD CT, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		460,399
TOTAL MARKET OB/XF VALUE		10,185
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		598,084
SOH/AGL Deduction		236,491
ASSESSED VALUE		361,593
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		311,593
TOTAL JUST VALUE		598,084
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		479,368

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008142	REPAIR/RRF	23,000	09/28/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1296/1899	2/22/2005	WD	U	I	21	358,400
GRANTOR: INTERVEST CONSTRUCTIO						
GRANTEE: HAMMETT RICHARD & R						
1105/1854	1/07/2003	WD	U	V	19	682,500
GRANTOR: NORTH HAMPTON LLC						
GRANTEE: INTERVEST CONSTRUCT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W11 S4 W15 FOP=[YR=2004] W38 S11 E14 S2 E2 S2 E2 S2 E2 S4 E12 N3 E2 N2 E2 N2 E2 N14 $ S14 W2 S2 W2 S2 W2 S3 W12 N4 W2 N2 W2 N2 W2 N2 W14 S54 E14 N15 E3 FOP=[YR=2004] S8 E18 N8 W6 N3 W3 N4 W6 S4 W3 S3 $ N3 E3 N4 E6 S4 E3 S3 E9 FGR=[YR=2004] S18 E23 N20 FGR=[YR=2004] E14 N22 W11 S8 W11 S5 E8 S9 $ N2 W23 S4 $ N4 E23 N7 W8 N5 E11 N38 $ PTR= E15 FUS=[YR=2004] E14 S23 E3 S3 E3 S10 W20 N36 $ W15 $.

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	2004	2004	3	89	3,115	
2	0811	CONCRETE B	0	100	0	0	1,581.00	SF	5.20	5.20	100	2004	2004	3	86	7,070	

LAND DESCRIPTION

TOTAL OB/XF 10,185

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	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 04/23/2018 BY SBX Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/02/2023 BY SYS