

LOT 277
IN OR 1543/1593 & OR 1740/1341
NORTH HAMPTON PHASE 1 PB 6/215

BAINÉ CHRISTOPHER S
85043 WAINSCOTT COURT
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0277-0000



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 90
Interior Wall	06 CUST PANEL 10
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	3.5 100
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
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,781	100	1,781	215,605
FGR	726	55	399	48,302
FOP	56	30	17	2,058
FSP	132	40	53	6,416
FSP	150	40	60	7,263
FUS	1,331	100	1,331	161,128

TOTALS	4,176		3,641	440,773
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2003
2	0812	CONCRETE C	0 100	0	0	1,670.00	SF	4.00	4.00	100	2003

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,641	109.6200	130.17	473,949	2003	2008	0	0	7.00	93.00
1 SNGL FAM - 100% - 2008 Heated Area: 3112 HX Base Yr 2008											

85043 WAINSCOTT CT, FERNANDINA BEACH											
BLD DATE				03/29/2023				NW		LGL DATE	
XF DATE				02/09/2007				PF		LAND DATE	
INC DATE										AG DATE	

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										440,773	
TOTAL MARKET OB/XF VALUE										7,371	
TOTAL LAND VALUE - MARKET										127,500	
TOTAL MARKET VALUE										575,644	
SOH/AGL Deduction										241,469	
ASSESSED VALUE										334,175	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										284,175	
TOTAL JUST VALUE										575,644	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										449,810	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002906	REROOF	14,200	04/17/2020
00209925	NEW CONSTR	231,578	07/01/2002

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1740/1341	5/06/2011	QC	U	I	11	100			
GRANTOR:KEITH KELLY M (BAINE)									
GRANTEE:BAINE CHRISTOPHER S									
1543/1593	12/31/2007	QC	U	I	01	100			
GRANTOR:THE CHRISTOPHER BAINE									
GRANTEE:BAINE CHRISTOPHER S									

BUILDING NOTES											
BAS=[YR=2003;ORIG=0,0] N34 W31 S11 W12 S43 D3R3 E6 U3R3 N4 E8 N12 E14 N4 E9 \$											
FUS=[YR=2003;ORIG=20,0] E8 S29 E4 S3 E14 N3 E5 N56 W15 S8 S3 W3 S3 W13 S13 \$											
FGR=[YR=2003;ORIG=-23,16] S18 E23 N34 W9 S4 W14 S12 \$											
FSP=[YR=2003;ORIG=51,-27] N10 W15 S10 E15 \$											
FSP=[YR=2003;ORIG=-31,-34] W12 S11 E12 N11 \$											
FOP=[YR=2003;ORIG=-31,16] S7 E8 N7 W8 \$											
PTR=[ORIG=0,0] E20 W20 \$											

TOTAL OB/XF											
7,371											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT	