



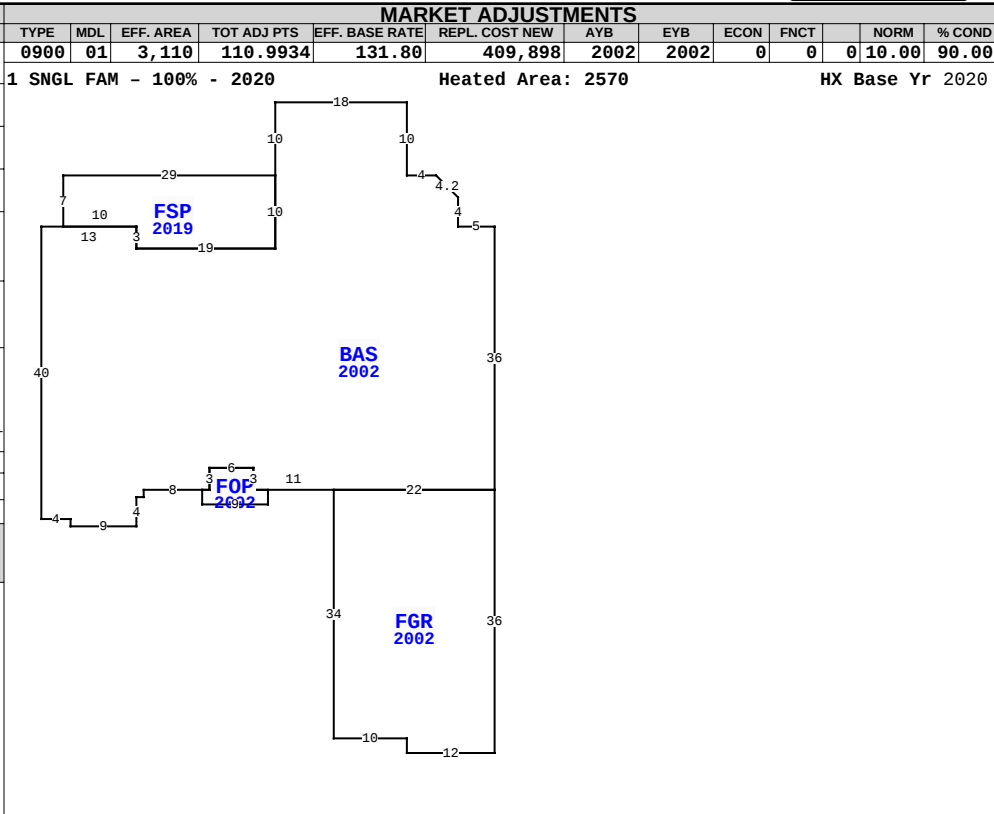
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,570	100	2,570	304,853
FGR	772	55	425	50,414
FOP	36	30	11	1,305
FSP	260	40	104	12,336

TOTALS	3,638		3,110	368,908
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,648.00	SF	4.00	4.00	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	



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

861214 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH											
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		368,908	
TOTAL MARKET OB/XF VALUE		8,516	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		504,924	
SOH/AGL Deduction		184,936	
ASSESSED VALUE		319,988	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		269,988	
TOTAL JUST VALUE		504,924	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		392,356	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
N1909976	SCRNUNDER	500	09/23/2019
B0209684	NEW CONSTR	268,344	06/01/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2297/0146	8/08/2019	WD Q	I	I	01	327,000	
GRANTOR: CORBETT MICHELE M & D							
GRANTEE: DENTON CHARLES DAVI							
1101/1341	12/18/2002	WD Q	I	I		273,300	
GRANTOR: BEAZER HOMES CORP							
GRANTEE: CORBETT MICHELE & D							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2002] W5 N4 L3 U3 W4 N10 W18 S10 FSP=[YR=2019] W29 S7 E10 S3 E19 N10 \$ S10 W19 N3 W13 S40 E4 S1 E9 N4 E1 N1 E8 FOP=[YR=2002] S2 E9 N2 W2 N3 W6 S3 W1\$ E1 N3 E6 S3 E11 FGR=[YR=2002] S34 E10 S2 E12 N36 W22 \$ E22 N36 \$.											

LAND DESCRIPTION										TOTAL OB/XF														8,516	
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								
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