LOT 312
IN OR 2228/983
NORTH HAMPTON PHASE 1 PB 6/215

TIMMERMAN KENNETH & CHRISTINA
861306 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0312-0000

BUILDING CHARACTERISTICS

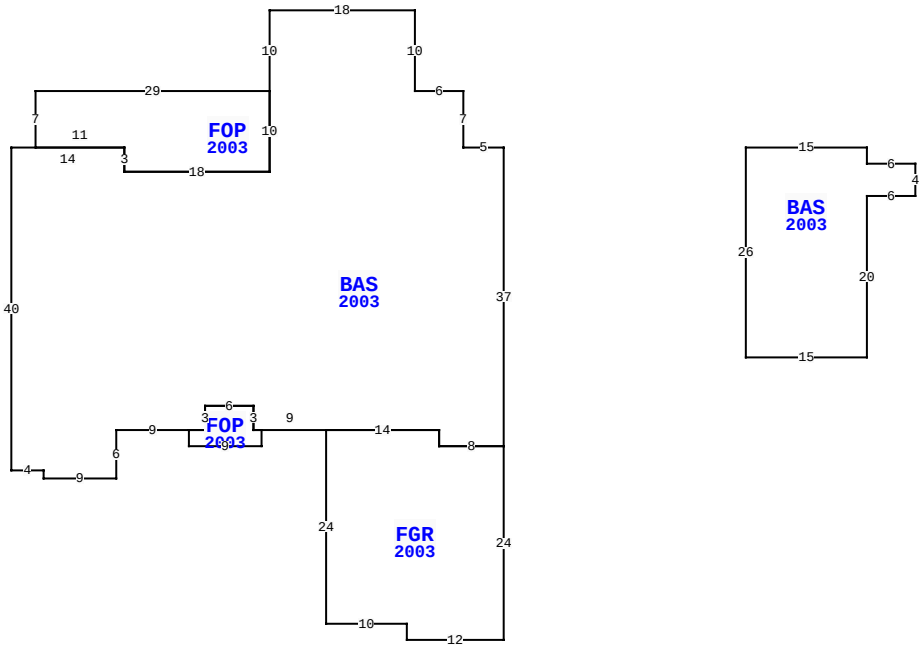
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	414	100	414	52,049
BAS	2,501	100	2,501	314,432
FGR	536	55	295	37,088
FOP	36	30	11	1,383
FOP	257	30	77	9,681
TOTALS	3,744		3,298	414,633

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,298	116.9826	138.92	458,158	2003	2003	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2019 Heated Area: 2915 HX Base Yr 2019



861306 NORTH HAMPTON CLUB WAY, 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		414,633
TOTAL MARKET OB/XF VALUE		29,731
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		571,864
SOH/AGL Deduction		223,057
ASSESSED VALUE		348,807
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		298,807
TOTAL JUST VALUE		571,864
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		444,031

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2228/0983	10/03/2018	WD	Q	I	01	369,000
GRANTOR: BROUSSARD KEVIN & CIN						
GRANTEE: TIMMERMAN KENNETH R						
1990/0351	7/09/2015	WD	Q	I	01	375,000
GRANTOR: RUSSELL WILLIAM D & D						
GRANTEE: BROUSSARD KEVIN & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W5 N7 W6 N10 W18 S10 FOP=[YR=2003] W29 S7 E11 S3 E18 N10$ S10 W18 N3 W14 S40 E4 S1 E9 N6 E9 FOP=[YR=2003] S2 E9 N2 W1 N3 W6 S3 W2$ E2 N3 E6 S3 E9 FGR=[YR=2003] S24 E10 S2 E12 N24 W8 N2 W14$ E14 S2 E8 N37$ PTR=E30 BAS=[YR=2003] E15 S2 E6 S4 W6 S20 W15 N26 $ W30 $.

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	0811	CONCRETE B	0	100	0	0	1,688.00	SF	5.20	5.20	100	2003	2003	3	84	7,373	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	88	3,080	
3	0861	POOL GUNIT	0	100	0	0	392.00	SF	85.00	85.00	100	2003	2003	3	36	11,995	
4	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2003	2003	3	22	220	
5	0845	KOOL DECK	0	100	0	0	511.00	SF	7.25	7.25	100	2003	2003	3	84	3,112	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	22	440	
7	0910	SCRN RM L	0	100	28	38	1,064.00	SF	15.00	15.00	100	2003	2003	3	22	3,511	

LAND DESCRIPTION

TOTAL OB/XF 29,731

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