



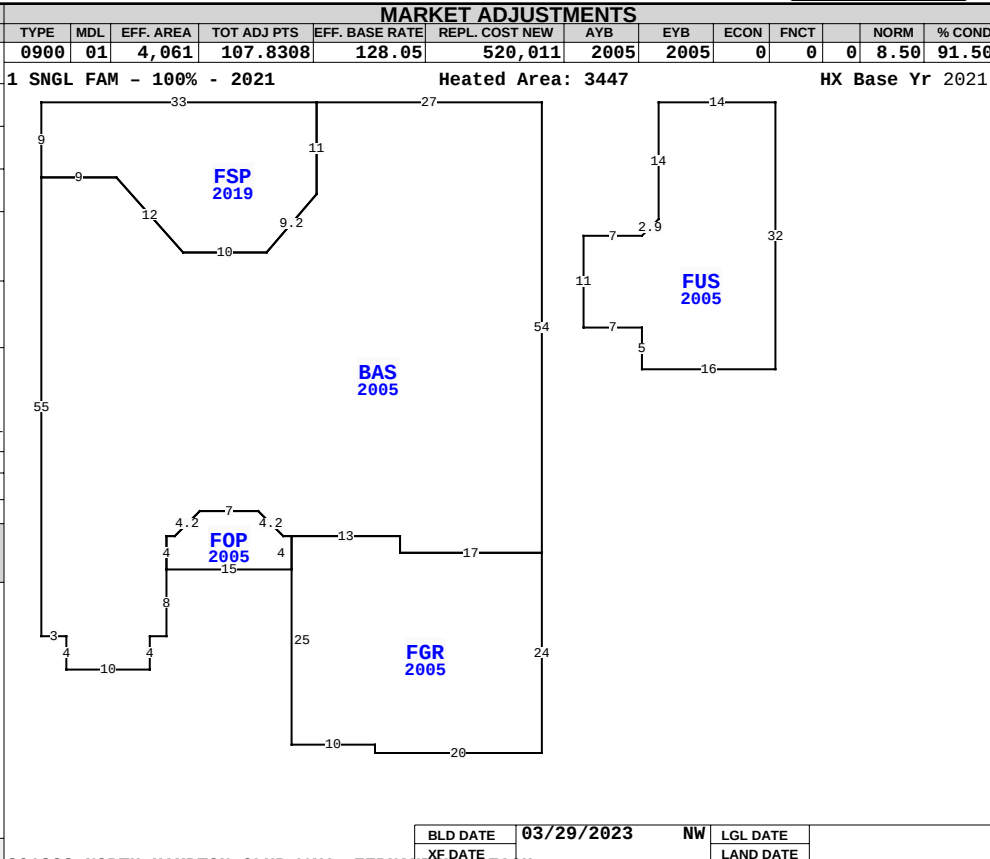
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	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	2,888	100	2,888	338,374
FGR	736	55	405	47,452
FOP	90	30	27	3,163
FSP	456	40	182	21,324
FUS	559	100	559	65,496
TOTALS	4,729		4,061	475,810

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	100	2005	2005	3	90	3,150	
2	0812	CONCRETE C	0	100	0	0		1,313.00	SF 4.00	100	2005	2005	3	87	4,569	
3	0462	ST/AL FNC	0	100	216	4		864.00	SF 10.00	100	2018	2018	3	90	7,776	
4	0463	FENCE GATE	0	100	0	0		2.00	UT 300.00	100	2018	2018	3	95	570	

LAND DESCRIPTION			TOTAL OB/XF 16,065													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000135	C	SFR CNSVTN	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00



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

861338 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH	
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			475,810
TOTAL MARKET OB/XF VALUE			16,065
TOTAL LAND VALUE - MARKET			127,500
TOTAL MARKET VALUE			619,375
SOH/AGL Deduction			233,548
ASSESSED VALUE			385,827
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			335,827
TOTAL JUST VALUE			619,375
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			485,010

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B13733	NEW CONSTR	0	01/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2368/1067	6/15/2020	WD Q	Q	I	01
					SALE PRICE
					440,000
GRANTOR: WALKER DAVID EDWARD &					
GRANTEE: HOLTON LARRY N & VI					
2275/1296	5/17/2019	WD Q	Q	I	01
					420,000
GRANTOR: MCPEAK LESLEY A & JUS					
GRANTEE: WALKER DAVID EDWARD					

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2005] W27 FSP=[YR=2019] W33 S9 E9 D9 R8 E10 U7 R6 N11\$ S11 D7 L6 W10 L8 U9 W9 S55 E3 S4 E10 N4 E2 N8 FOP=[YR=2005] E15 N4 W1 L3 U3 W7 D3 L3 W1 S4\$ N4 E1 R3 U3 E7 D3 R3 E1 FGR=[YR=2005] S25 E10 S1 E20 N24 W17 N2 W13\$ E13 S2 E17 N54\$ PTR= E14 FUS=[YR=2005] S14 D2 L2 W7 S11 E7 S5 E16 N32 W14\$ W14\$.