

LOT 316
IN OR 2192/228
NORTH HAMPTON PHASE 2 PB 6/328

REYNOLDS LINDA L TRUST/REYNOLDS LINDA L TRUSTEE
861384 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0316-0000



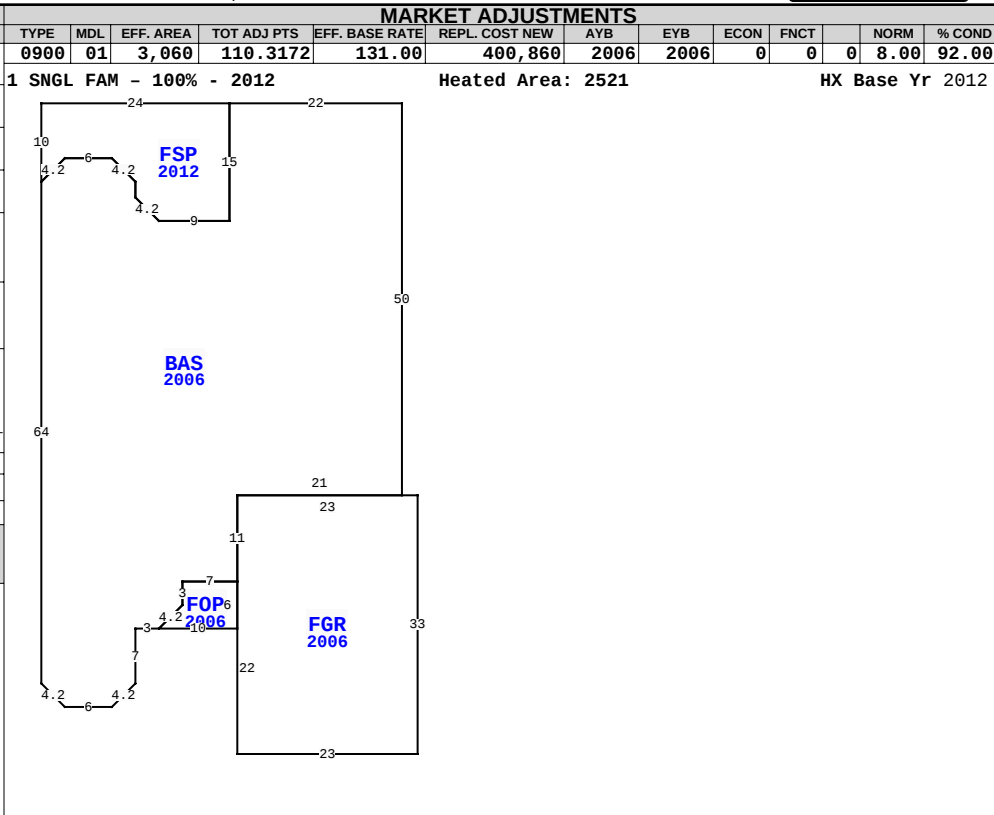
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 60
Interior Floo	11 CLAY TILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
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	2,521	100	2,521	303,831
FGR	759	55	417	50,257
FOP	47	30	14	1,687
FSP	269	40	108	13,016

TOTALS	3,596	3,060	368,791
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	1,764.00	SF	4.00



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

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	2006	2006	3	91	3,185	
2	0812	CONCRETE C	0	100	0	0	1,764.00	SF	4.00	4.00	100	2006	2006	3	88	6,209	

LAND DESCRIPTION										TOTAL OB/XF									
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
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	127,500		

NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										4									
VALUATION BY										STANDARD									
Tax Group: 4										Tax Dist:									
BUILDING MARKET VALUE										368,791									
TOTAL MARKET OB/XF VALUE										9,394									
TOTAL LAND VALUE - MARKET										127,500									
TOTAL MARKET VALUE										505,685									
SOH/AGL Deduction										272,039									
ASSESSED VALUE										233,646									
TOTAL EXEMPTION VALUE										55,000									
BASE TAXABLE VALUE										178,646									
TOTAL JUST VALUE										505,685									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										392,223									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11323	MECH OTHER	0	04/01/2006
E16965	ELEC OTHER	1,500	03/01/2006
P10723	OTHER	0	02/01/2006
C16939	CO ISSUED	460,000	01/01/2006
R08796	REPAIR/RRF	3,500	01/01/2006
B16939	NEW CONSTR	460,000	01/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2192/0228	4/25/2018	WD	U	I	11	100	
GRANTOR:REYNOLDS LINDA L							
GRANTEE:LINDA L REYNOLDS TR							
1730/1577	3/25/2010	WD	U	I	11	100	
GRANTOR:REYNOLDS JACK W							
GRANTEE:REYNOLDS JACK W & L							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] W22 FSP=[YR=2012] W24 S10 U3 R3 E6 D3 R3 S2 D3 R3 E9 N15 \$ S15 W9 U3 L3 N2 U3 L3 W6 D3 L3 S64 D3 R3 E6 U3 R3 N7 E3 FOP=[YR=2006] E10 N6 W7 S3 D3 L3 \$ U3 R3 N3 E7 FGR=[YR=2006] S22 E23 N33 W23 S11 \$ N11 E21 N50 \$.									