



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	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

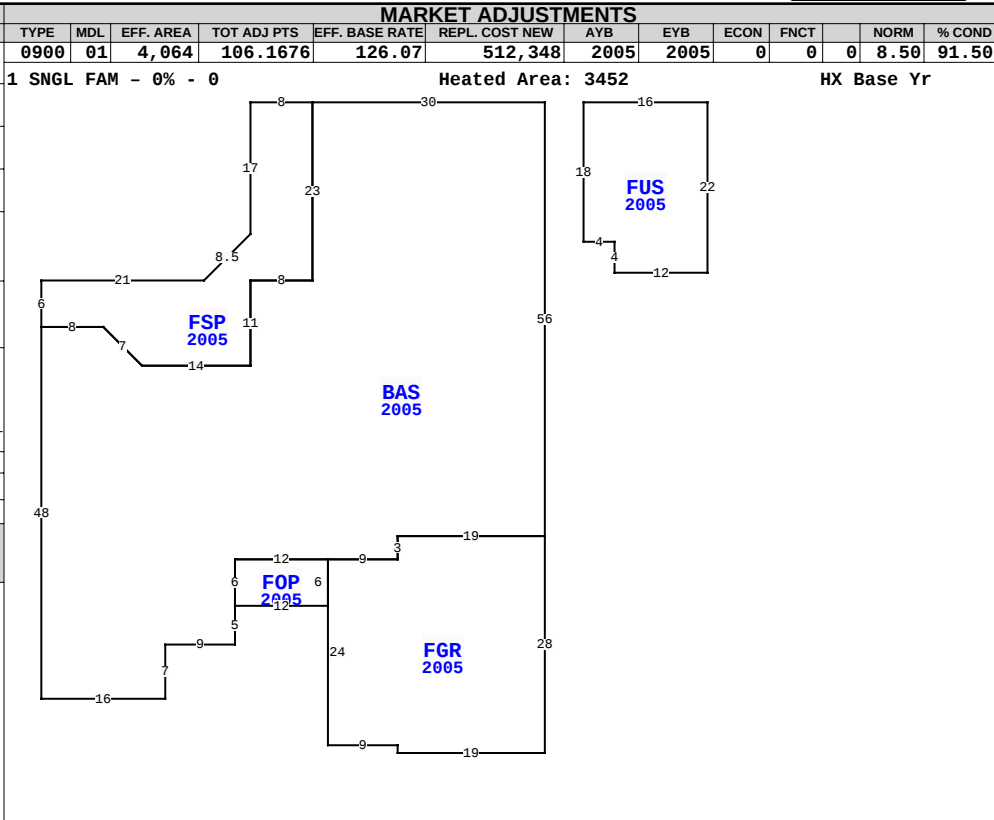
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4043.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,116	100	3,116	359,443
FGR	748	55	411	47,411
FOP	72	30	22	2,538
FSP	447	40	179	20,649
FUS	336	100	336	38,759

TOTALS	4,719		4,064	468,798
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	
2	0812	CONCRETE C	0	0	0	1,143.00	SF	4.00	



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

861398 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

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	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150	
2	0812	CONCRETE C	0	0	0	1,143.00	SF	4.00	4.00	100	2005	2005	3	87	3,978	

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	0			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										468,798									
TOTAL MARKET OB/XF VALUE										7,128									
TOTAL LAND VALUE - MARKET										127,500									
TOTAL MARKET VALUE										603,426									
SOH/AGL Deduction										80,884									
ASSESSED VALUE										522,542									
TOTAL EXEMPTION VALUE										0									
BASE TAXABLE VALUE										522,542									
TOTAL JUST VALUE										603,426									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										475,038									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M09231	MECH OTHER	0	02/01/2005
E14169	ELEC OTHER	2,000	02/01/2005
B13914	NEW CONSTR	0	01/01/2005
P0408766	OTHER	0	12/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2432/0727	2/04/2021	WD	Q	I	01	470,000	
GRANTOR:WOERNER ALOYSIUS A JR							
GRANTEE:GNEMMI FABIEN & MON							
2313/1956	10/16/2019	WD	Q	I	01	370,000	
GRANTOR:THOMPSON DAVE O							
GRANTEE:WOERNER ALOYSIUS JR							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] W30 FSP=[YR=2005] W8 S17 D6 L6 W21 S6 E8 D5 R5 E14 N11 E8 N23\$ S23 W8 S11 W14 L5 U5 W8 S48 E16 N7 E9 N5 FOP=[YR=2005] E12 N6 W12 S6\$ N6 E12 FGR=[YR=2005] S24 E9 S1 E19 N28 W19 S3 W9\$ E9 N3 E19 N56\$ PTR=E5 FUS=[YR=2005] S18 E4 S4 E12 N22 W16\$ W5\$.									