

SMITH CHARLES W & NADINE M
861951 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

12-2N-27-1460-0390-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										VALUATION SUMMARY									
Exterior Wall 16 WD FR STUC 100										0900 01 4,064 104.8740 124.54 506,131 2007 2012 0 0 5.00 95.00										VALUATION BY STANDARD									
Roof Structur 08 IRREGULAR 100										1 SNGL FAM - 100% - 2021 Heated Area: 3469 HX Base Yr 2021										Tax Group: 4 Tax Dist:									
Roof Cover 03 COMP SHNGL 100																				BUILDING MARKET VALUE 480,824									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET OB/XF VALUE 38,076									
Interior Floo 12 HARDWOOD 50																				TOTAL LAND VALUE - MARKET 127,500									
Interior Floo 14 CARPET 50																				TOTAL MARKET VALUE 646,400									
Air Condition 03 CENTRAL 100																				SOH/AGL Deduction 143,632									
Heating Type 04 AIR DUCTED 100																				ASSESSED VALUE 502,768									
Bedrooms 5 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bathrooms 4 100																				BASE TAXABLE VALUE 452,768									
Frame 02 WOOD FRAME 100																				TOTAL JUST VALUE 646,400									
Stories 2. 2. 100																				NCON VALUE 0									
Units 0 100																				INCOME VALUE									
Occupancy 00 NONE 100																				PREVIOUS YEAR MKT VALUE 550,858									
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 3,014 100 3,014 356,596																													
FGR 792 55 436 51,584																													
FOP 148 30 44 5,206																													
FOP 251 30 75 8,874																													
FSP 100 40 40 4,733																													
FUS 455 100 455 53,833																													
TOTALS 4,760 4,064 480,824																													
EXTRA FEATURES										861951 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										BLD DATE 06/14/2007 XE DATE 06/14/2007 INC DATE RK LGL DATE LAND DATE AG DATE																			
1 0500 FP-PRE FAB 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 2007 2007 3 92 3,220																													
2 0812 CONCRETE C 0 100 0 0 1,436.00 SF 4.00 4.00 100 2007 2007 3 89 5,112																													
3 1126 CB/STC 8" 0 100 0 0 80.00 SF 8.00 8.00 100 2007 2007 3 89 570																													
4 0861 POOL GUNIT 0 100 0 0 270.00 SF 85.00 85.00 100 2008 2008 3 56 12,852																													
5 0910 SCR N RM L 0 100 0 0 957.00 SF 15.00 15.00 100 2008 2008 3 40 5,742																													
6 0858 SCULP CONC 0 100 0 0 573.00 SF 13.00 13.00 100 2008 2008 3 97 7,226																													
7 0462 ST/AL FNC 0 100 0 0 456.00 SF 10.00 10.00 100 2008 2008 3 56 2,554																													
8 0871 POOL HTR R 0 100 0 0 1.00 UT 2,000.00 2,000.00 100 2008 2008 3 40 800																													
LAND DESCRIPTION										TOTAL OB/XF 38,076																			
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																													
REVIEW DATE 09/25/2019 BY TW										Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500										PRINTED 08/02/2023 BY SYS									