LOT 401
IN OR 2219/255
NORTH HAMPTON PHASE 3 PB 7/16

WELLER THOMAS R & DONNA
862161 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0401-0000

BUILDING CHARACTERISTICS

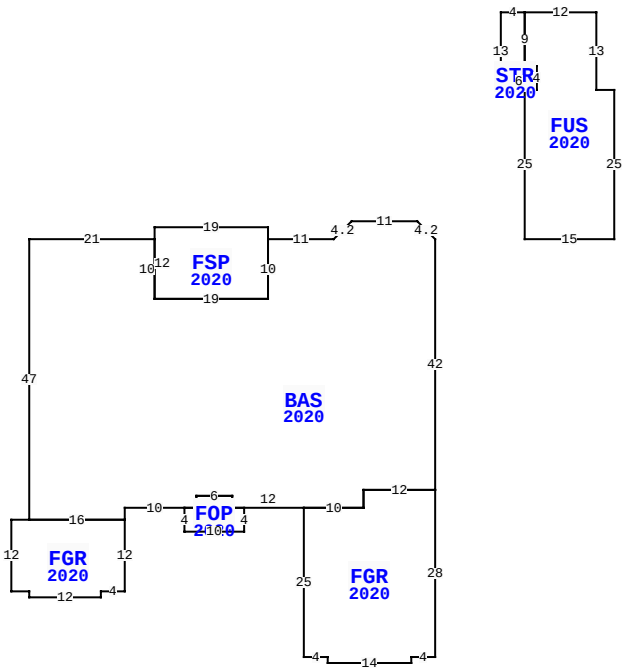
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	2,896	100	2,896	386,880
FGR	240	55	132	17,634
FGR	600	55	330	44,085
FOP	52	30	16	2,137
FSP	228	40	91	12,157
FUS	523	100	523	69,869
STR	60	10	6	802
TOTALS	4,599		3,994	533,563

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,994	113.1165	134.33	536,514	2020	2020	0	0	0	0.55	99.45

1 SNGL FAM – 100% - 2021 Heated Area: 3419 HX Base Yr 2021



862161 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

BLD DATE		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		533,563
TOTAL MARKET OB/XF VALUE		17,351
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		678,414
SOH/AGL Deduction		206,569
ASSESSED VALUE		471,845
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		421,845
TOTAL JUST VALUE		678,414
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		541,133

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002089	CO ISSUED	0	03/09/2020
19005839	NEW CONSTR	481,658	07/10/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2219/0255	8/16/2018	WD	Q	V	01	95,000
GRANTOR: SCROGGINS ROBERT C &						
GRANTEE: WELLER THOMAS R & D						
1294/0696	2/09/2005	WD	Q	V		131,800
GRANTOR: NORTH HAMPTON LLC						
GRANTEE: SCROGGINS ROBERT C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] U3 L3 W11 L3 D3 W11 FSP=[YR=2020] N2 W19 S12 E19 N10$ S10 W19 N10 W21 S47 FGR=[YR=2020] W3 S12 E3 S1 E12 N1 E4 N12 W16$ E16 N2 E10 FOP=[YR=2020] S4 E10 N4 W2 N2 W6 S2 W2$ E2 N2 E6 S2 E12 FGR=[YR=2020] S25 E4 S1 E14 N1 E4 N28 W12 S3 W10$ E10 N3 E12 N42$ PTR=E15 FUS=[YR=2020] E15 N25 W3 N13 W12 STR=[YR=2020] W4 S13 E6 N4 W2 N9$ S9 E2 S4 W2 S25$ W15$.

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	0855	CONC PAVER	0	100	0	0	1,698.00	SF	10.00	10.00	100	2020	2020	3	99	16,810	
2	0810	CONCRETE A	0	100	12	7	84.00	SF	6.50	6.50	100	2020	2020	3	99	541	

LAND DESCRIPTION

TOTAL OB/XF 17,351

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 09/24/2020 BY NW Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/02/2023 BY SYS