



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 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		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	2,044	100	2,044	248,146
FGR	732	55	403	48,925
FOP	49	30	15	1,821
FOP	373	30	112	13,597
FUS	385	100	385	46,740
PTO	308	5	15	1,821

TOTALS	3,891		2,974	361,050
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,690.00	SF	4.00	4.00	
2	0910	SCRN RM L	0	100	16	19	304.00	SF	15.00	15.00	
3	0861	POOL GUNIT	0	100	0	0	192.00	SF	85.00	85.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000141	C	SFR GOLF B	100			0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,974	111.7284	132.68	394,590	2005	2005	0	0	8.50	91.50
1 SNGL FAM - 100% - 2013 Heated Area: 2429 HX Base Yr 2013											

				BLD DATE	03/29/2023			NW	LGL DATE		
861377 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH				XF DATE					LAND DATE		
				INC DATE					AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1,690.00	SF	4.00	4.00	100	2005	2005	3	87	5,881		
304.00	SF	15.00	15.00	100	2013	2013	3	65	2,964		
192.00	SF	85.00	85.00	100	2013	2013	3	75	12,240		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		361,050	
TOTAL MARKET OB/XF VALUE		21,085	
TOTAL LAND VALUE - MARKET		105,000	
TOTAL MARKET VALUE		487,135	
SOH/AGL Deduction		185,257	
ASSESSED VALUE		301,878	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		246,878	
TOTAL JUST VALUE		487,135	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		390,932	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18002416	REPAIR/RRF	11,000	01/01/2018
B1328023	SCRNRM	6,560	11/01/2013
B1327983	SWIM POOL	13,000	11/01/2013
M0509844	H/AC	0	06/01/2005
E14743	ELEC OTHER	1,500	04/01/2005
P09285	OTHER	0	04/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2437/0386	2/25/2021	WD	U	I	11
GRANTOR: RENDIN ROBERT W & JAN					
GRANTEE: RENDIN ROBERT W & J					
1691/0684	7/28/2010	WD	Q	I	02
GRANTOR: JOHNSON WILLIAM W & B					
GRANTEE: RENDIN ROBERT W & J					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
PTO=[YR=2013] N16 W20 S11 D5 R5 E15\$FOP=[YR=2005] N10 W15 U5 L5 N7 W10S14 E5 D3 R3 S5 E22\$ BAS=[YR=2005] W22 N5 U3 L3 W5 N16 W16 S2 W12 S34 FGR=[YR=2005] W11 S24 E11 S2 E20 N22 W13 N4 W7\$ E7 S4 E13 S10 E10 FOP=[YR=2005] S3 E9 N4 W1 N2 W7 S3 W1\$ E1 N3 E7 S2 E7 S7 E4 S1 E6 N1 E3 N32\$ PTR= E30 FUS=[YR=2005] E29 N22 U3 L3 W10 S21 W16 S4 \$ W30 \$.											