

LOT 418
IN OR 1825/1177
NORTH HAMPTON PHASE 2 PB 6/328

CHRISTIANSSEN DAVID M/MOHR CHRISTIANSSEN PEGGY
861439 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0418-0000



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		4 100		
Bathrooms		3 100		
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	2,595	100	2,595	316,511
FGR	663	55	365	44,519
FOP	35	30	10	1,220
FOP	187	30	56	6,830
PTO	280	5	14	1,707
TOTALS	3,760		3,040	370,787

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,040	112.2492	133.30	405,232	2005	2005	0	0	8.50	91.50
1 SNGL FAM - 100% - 2013 Heated Area: 2595 HX Base Yr 2013											
861439 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH											
BLD DATE 03/29/2023 NW LGL DATE XF DATE INC DATE LAND DATE AG DATE											

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4	
VALUATION SUMMARY													
VALUATION BY										STANDARD			
Tax Group: 4					Tax Dist:								
BUILDING MARKET VALUE										370,787			
TOTAL MARKET OB/XF VALUE										9,865			
TOTAL LAND VALUE - MARKET										105,000			
TOTAL MARKET VALUE										485,652			
SOH/AGL Deduction										240,629			
ASSESSED VALUE										245,023			
TOTAL EXEMPTION VALUE					HX HB					50,000			
BASE TAXABLE VALUE										195,023			
TOTAL JUST VALUE										485,652			
NCON VALUE										0			
INCOME VALUE													
PREVIOUS YEAR MKT VALUE										390,063			