



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
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
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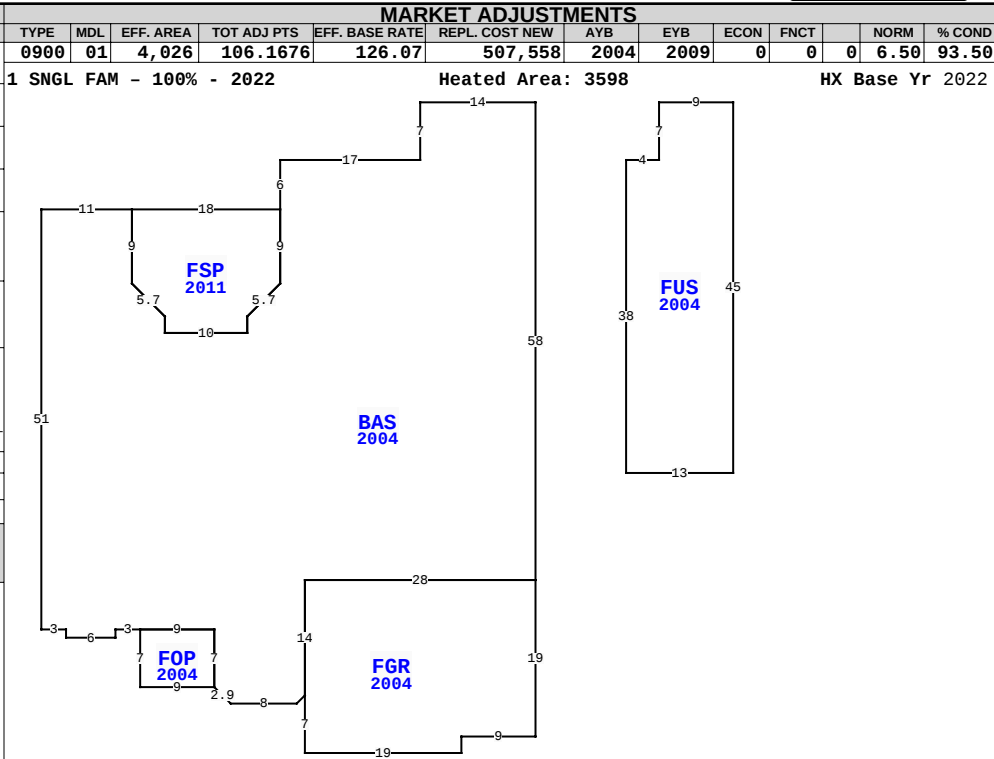
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,041	100	3,041	358,459
FGR	570	55	314	37,013
FOP	63	30	19	2,239
FSP	238	40	95	11,198
FUS	557	100	557	65,657

TOTALS	4,469		4,026	474,567
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EXTRA FEATURES				
L N	OB/XF CODE	DESCRIPTION	BLD CAP	W

L N	OB/XF CODE	DESCRIPTION	BLD CAP	W
1	0500	FP-PRE FAB	0 100	0 0
2	0812	CONCRETE C	0 100	0 0
3	0911	SCRN RM A	0 100	0 0
4	0861	POOL GUNIT	0 100	27 16
5	0855	CONC PAVER	0 100	0 0

LAND DESCRIPTION				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP
1	000141	C	SFR GOLF B	100



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

861487 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
3,500.00	100	2004	2004	3	89	3,115	
4.00	100	2004	2004	3	86	4,056	
17.50	100	2020	2020	3	93	18,993	
85.00	100	2020	2020	3	95	34,884	
10.00	100	2020	2020	3	99	7,455	

TOTAL OB/XF										68,503
TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1.00	LT		1.00	1.00	1.00	105,000.00	105,000.00	105,000		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		474,567	
TOTAL MARKET OB/XF VALUE		68,503	
TOTAL LAND VALUE - MARKET		105,000	
TOTAL MARKET VALUE		648,070	
SOH/AGL Deduction		133,790	
ASSESSED VALUE		514,280	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		464,280	
TOTAL JUST VALUE		648,070	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		516,950	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2002213	POOL SCR N ENCL	12,370	05/12/2020
20003211	REPAIR/RRF	0	04/29/2020
B1910118	GUNITE POOL	42,282	12/16/2019
B0311451	NEW CONSTR	250,087	07/01/2003

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BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2004] W14 S7 W17 S6 FSP=[YR=2011] W18 S9 R4 D4 S2E10 N2 U4 R4 N9 \$ S9 D4 L4 S2 W10 N2 L4 U4 N9 W11 S51 E3 S1 E6 N1 E3 FOP=[YR=2004] S7 E9 N7 W9 \$ E9 S7 R2 D2 E8 U1 R1 FGR=[YR=2004] S7 E19 N2 E9 N19 W28 S14 \$ N14 E28 N58 \$ PTR= E15 FUS=[YR=2004] E9 S45 W13 N38 E4 N7 \$ W15 \$.									