

BROXTON BOBBY J & DEBORAH A
861571 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

12-2N-27-1460-0423-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMNT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 16 WD FR STUC 100										0900 01 2,624 114.5088 135.98 356,812 2003 2003 0 0 9.50 90.50										Tax Group: 4 Tax Dist:									
Roof Structur 08 IRREGULAR 100										1 SNGL FAM - 100% - 2004 Heated Area: 2102 HX Base Yr 2004										BUILDING MARKET VALUE 322,915									
Roof Cover 03 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 34,204									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 105,000									
Interior Floo 14 CARPET 80																				TOTAL MARKET VALUE 462,119									
Interior Floo 11 CLAY TILE 20																				SOH/AGL Deduction 168,148									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 293,971									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB VX 55,000									
Bedrooms 3 100																				BASE TAXABLE VALUE 238,971									
Bathrooms 2.5 100																				TOTAL JUST VALUE 462,119									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1. 1. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 367,857									
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 2,102 100 2,102 258,676																													
FGR 604 55 332 40,856																													
FGR 208 55 114 14,029																													
FOP 60 30 18 2,215																													
FOP 195 30 58 7,138																													
TOTALS 3,169 2,624 322,915																													
EXTRA FEATURES										861571 NORTH HAMPTON CLUB WAY, FERNANDO 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																													
1 0812 CONCRETE C 0 100 0 0 1,254.00 SF 4.00 4.00 100 2003 2003 3 84 4,213																													
2 0500 FP-PRE FAB 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 2003 2003 3 88 3,080																													
3 0857 SANDSTONE 0 100 0 0 662.00 SF 16.00 16.00 100 2004 2004 3 96 10,168																													
4 0910 SCRNM RM L 0 100 0 0 1,012.00 SF 15.00 15.00 100 2004 2004 3 24 3,643																													
5 0861 POOL GUNIT 0 100 0 0 350.00 SF 85.00 85.00 100 2004 2004 3 40 11,900																													
6 0871 POOL HTR R 0 100 0 0 1.00 UT 2,000.00 2,000.00 100 2004 2004 3 24 480																													
7 0877 JACUZZI 0 100 0 0 1.00 UT 3,000.00 3,000.00 100 2004 2004 3 24 720																													
LAND DESCRIPTION										TOTAL OB/XF 34,204																			
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 000141 C SFR GOLF B 100 0.00 0.00 1.00 LT 1.00 1.00 1.00 105,000.00 105,000.00 105,000																													
REVIEW DATE 02/05/2020 BY NWA										Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000										PRINTED 08/02/2023 BY SYS									