

LOT 424
IN OR 1681/934
NORTH HAMPTON PHASE 2 PB 6/328

LANDRUM BRUCE D & ELIZABETH T
861585 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034-8707

2023

12-2N-27-1460-0424-0000



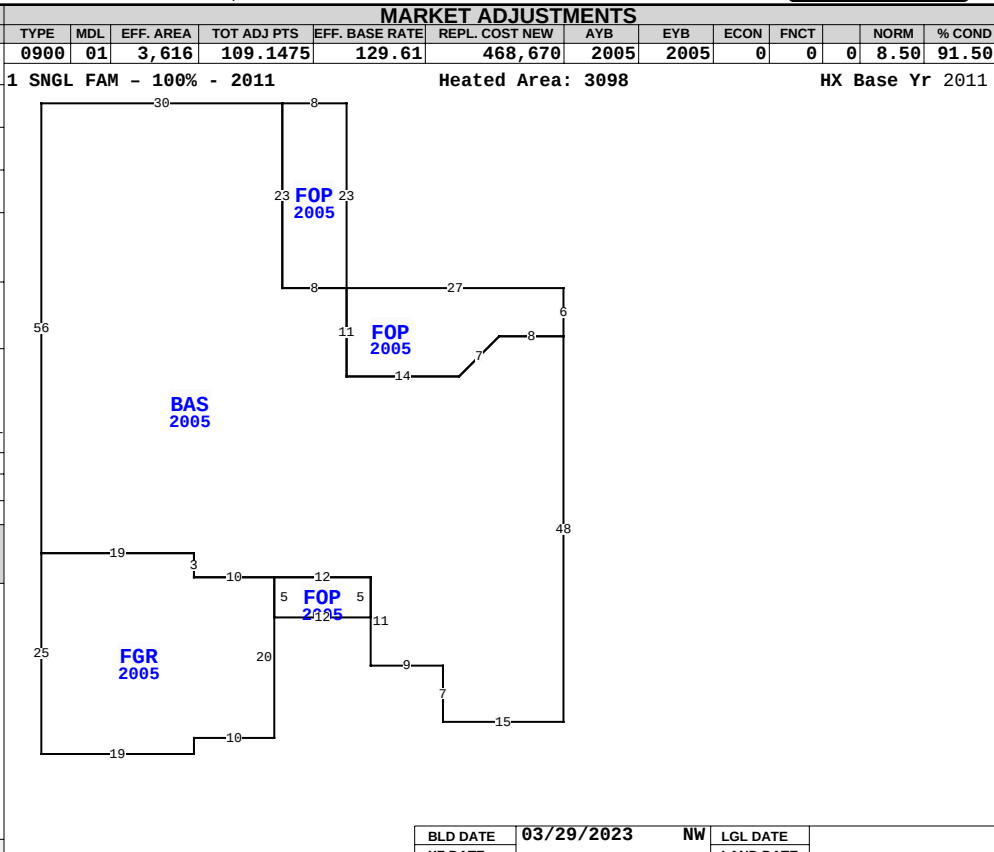
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 50
Interior Floo	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
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	3,098	100	3,098	367,402
FGR	675	55	371	43,998
FOP	60	30	18	2,135
FOP	184	30	55	6,523
FOP	245	30	74	8,776
TOTALS	4,262		3,616	428,833

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0845	KOOL DECK	0 100	0	0	546.00	SF	7.25	7.25
2	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00
3	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
5	0812	CONCRETE C	0 100	0	0	1,175.00	SF	4.00	4.00
6	0910	SCRN RM L	0 100	0	0	910.00	SF	15.00	15.00
7	0861	POOL GUNIT	0 100	0	0	364.00	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
1	000141	C	SFR GOLF B	100			0.00	0.00	1.00



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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	428,833								
TOTAL MARKET OB/XF VALUE	28,793								
TOTAL LAND VALUE - MARKET	105,000								
TOTAL MARKET VALUE	562,626								
SOH/AGL Deduction	272,971								
ASSESSED VALUE	289,655								
TOTAL EXEMPTION VALUE	55,000								
BASE TAXABLE VALUE	234,655								
TOTAL JUST VALUE	562,626								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	451,649								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0516496	ADDITION	8,857	01/01/2005
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B0515130	SWIM POOL	35,000	01/01/2005
B0413018	NEW CONSTR	0	01/01/2004

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1681/0934	6/07/2010	WD	Q	I	01	400,000			
GRANTOR: PEARSON JOHN & NORA									
GRANTEE: LANDRUM BRUCE D & E									
1590/0663	10/22/2008	WD	Q	I		415,000			
GRANTOR: MURRAY MICHAEL P & SU									
GRANTEE: PEARSON JOHN & NORA									

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2005] N6W27S11E14 U5 R5 E8\$ BAS=[YR=2005] W8 D5 L5 W14N11FOP=[YR=2005] N23W8S23E8\$W8N23W30S56FGR=[YR=2005] S25E19N2E10N20W10N3W19\$E19S3 E10FOP=[YR=2005] S5E12N5W12\$E12S11E9 S7E15N48\$.									