

LOT 429 & PT OF GOVT LOT 3 OF
SEC 13-2N-27E IN OR 1978/801
NORTH HAMPTON #2 PBK 6/328

HUCKABY SUZAN MARIE & KIRBY
861669 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0429-0000



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

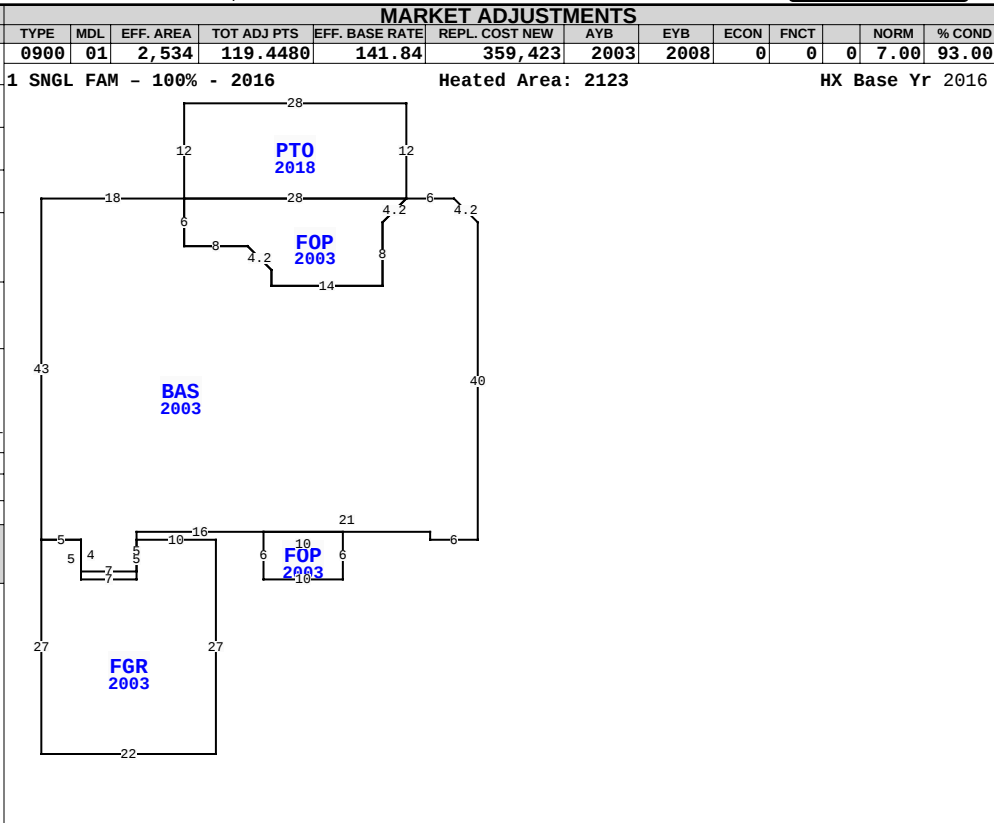
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4043.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,123	100	2,123	280,047
FGR	559	55	307	40,497
FOP	60	30	18	2,374
FOP	229	30	69	9,102
PTO	336	5	17	2,242

TOTALS	3,307		2,534	334,263
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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	1,278.00	SF	4.00	4.00	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	0462	ST/AL FNC	0	100	186	4	744.00	SF	10.00	10.00	
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	
5	0910	SCRN RM L	0	100	28	12	336.00	SF	15.00	15.00	

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	



BLD DATE	03/29/2023	NW	LGL DATE	
XF DATE	07/18/2007	RK	LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF											
16,021											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		334,263	
TOTAL MARKET OB/XF VALUE		16,021	
TOTAL LAND VALUE - MARKET		105,000	
TOTAL MARKET VALUE		455,284	
SOH/AGL Deduction		162,518	
ASSESSED VALUE		292,766	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		242,766	
TOTAL JUST VALUE		455,284	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		362,096	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2008042	REPAIR/RRF	21,500	09/02/2020
18012033	XFOB	8,030	12/10/2018
18008962	ADDITION	8,030	12/01/2018
P0363930	NEW CONSTR	162,932	06/02/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1987/0801	6/22/2015	WD	Q	I	01
GRANTOR: HARPER DAVID O &					
GRANTEE: HUCKABY SUZAN MARIE					
1900/1076	1/31/2014	WD	Q	I	02
GRANTOR: VANSANT SHIRLEY C & D					
GRANTEE: HARPER DAVID O & AN					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2003] L3 U3 W6 PTO=[YR=2018] N12 W28 S12 FOP=[YR=2003] S6 E8 D3 R3 S2 E14 N8 U3 R3 W28\$ E28\$ D3 L3 S8 W14 N2 U3 L3 W8 N6 W18 S43 FGR=[YR=2003] S27 E22N27 W10 S5 W7 N5 W5\$ E5 S4 E7 N5 E16 FOP=[YR=2003] S6 E10 N6 W10\$ E21 S1 E6 N40\$.											