

PERREAULT MARK C & MARY C
861711 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

12-2N-27-1460-0432-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1										
ELEMENT		CD	16		WD FR STUC 100		0900		01	4,217		105.2436		124.98		527,041		2005		2005		0		0		8.50		91.50		
Exterior Wall		08	IRREGULAR 100		1 SNGL FAM - 100% - 2016		Heated Area: 3680		HX Base Yr 2016																					
Roof Structur		03	COMP SHNGL 100																											
Interior Wall		05	DRYWALL 100																											
Interior Floo		14	CARPET 70																											
Interior Floo		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		00	0 100																											
Occupancy		00	NONE 100																											
Quality		04	Quality Level 04																											
DOR CODE		0100	SINGLE FAMILY																											
MAP NUM			MKT AREA																											
NEIGHBORHOOD/LOC		4043.00																												
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS		2,918	100	2,918	333,693																									
FGR		698	55	384	43,913																									
FOP		69	30	21	2,402																									
FOP		232	30	70	8,005																									
FUS		762	100	762	87,140																									
USP		207	30	62	7,090																									
TOTALS		4,886		4,217	482,243																									
EXTRA FEATURES		861711 NORTH HAMPTON CLUB WAY, FERNANDO BEACH																												
BLD DATE		03/29/2023																												
LGL DATE		NW																												
LAND DATE																														
AG DATE																														
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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150															
2	0855	CONC PAVER	0 100	0	0	1,273.00	SF	10.00	10.00	100	2022	2022	3	100	12,730															
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