

LOT 434
IN OR 1345/208
NORTH HAMPTON PHASE 2 PB 6/328

POLESE EDWIN A JR
861747 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034-8709

2023

12-2N-27-1460-0434-0000



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 60
Interior Floo	14 CARPET 40
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

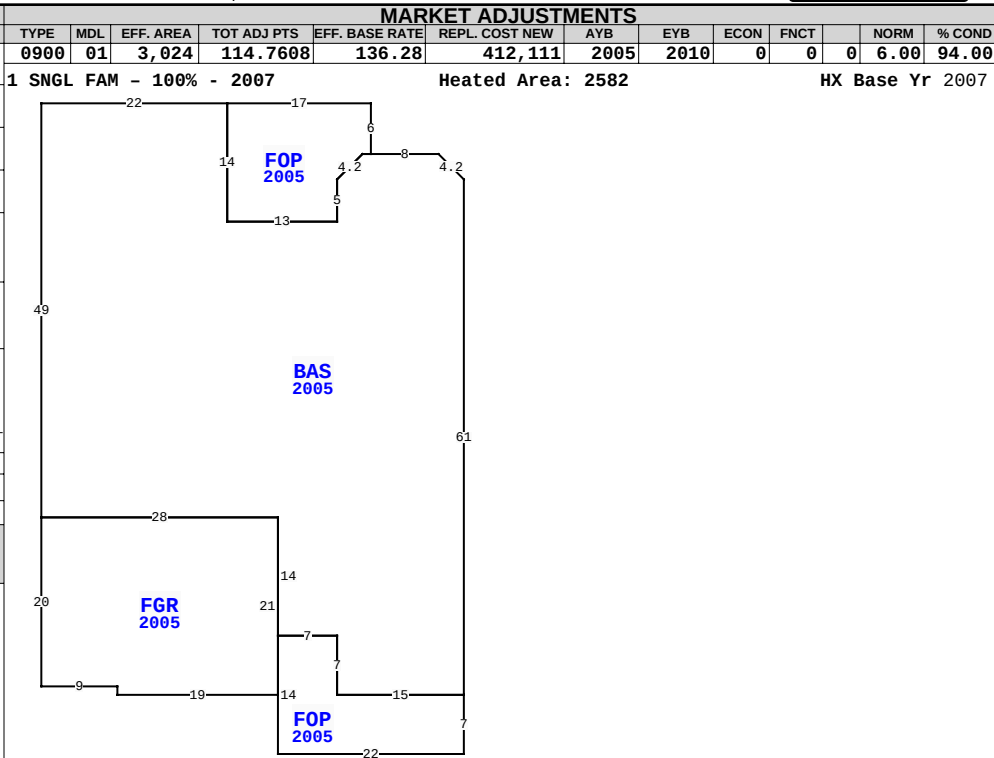
MAP NUM	MKT AREA	04
---------	----------	----

NEIGHBORHOOD/LOC	4043.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,582	100	2,582	330,763
FGR	579	55	318	40,737
FOP	203	30	61	7,814
FOP	211	30	63	8,071

TOTALS	3,575	3,024	387,384
--------	-------	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	1,035.00	SF	4.00
3	0910	SCRN RM L	0	100	10	17	170.00	SF	15.00



861747 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH	BLD DATE 03/29/2023 NW	LGL DATE
	XF DATE	LAND DATE
	INC 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	0812	CONCRETE C	0	100	0	0	1,035.00	SF	4.00	4.00	100	2005	2005	3	87	3,602	
3	0910	SCRN RM L	0	100	10	17	170.00	SF	15.00	15.00	100	2007	2007	3	35	893	

LAND DESCRIPTION										TOTAL OB/XF										7,645	
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	LA VA				
1	000135	C	SFR CNSVTN	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	1				

NASSAU COUNTY PROPERTY										PAGE 1 of 1										4
VALUATION SUMMARY										STANDARD										
VALUATION BY										Tax Group: 4 Tax Dist:										
BUILDING MARKET VALUE										387,384										
TOTAL MARKET OB/XF VALUE										7,645										
TOTAL LAND VALUE - MARKET										127,500										
TOTAL MARKET VALUE										522,529										
SOH/AGL Deduction										284,470										
ASSESSED VALUE										238,059										
TOTAL EXEMPTION VALUE										55,000										
BASE TAXABLE VALUE										183,059										
TOTAL JUST VALUE										522,529										
NCON VALUE										0										
INCOME VALUE																				
PREVIOUS YEAR MKT VALUE										407,597										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19007795	REPAIR/RRF	23,975	07/23/2019
B19177	ADDITION	4,780	12/01/2006
E14558	ELEC OTHER	2,000	03/01/2005
M09367	MECH OTHER	0	03/01/2005
P08904	OTHER	0	02/01/2005
B0414136	NEW CONSTR	200,000	12/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1345/0208	8/26/2005	WD	Q	I		326,100	
GRANTOR:MORRISON HOMES INC							
GRANTEE:POLESE EDWIN A JR &							
1197/1731	12/29/2003	WD	U	V	19	417,000	
GRANTOR:NORTH HAMPTON LLC							
GRANTEE:MORRISON HOMES INC							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2005] U3 L3 W8FOP=[YR=2005] N6W17 S14E13N5 U3 R3 E1\$W1 D3 L3 S5W13 N14W22S49FGR=[YR=2005] S20E9S1E19N21 W28\$E28S14FOP=[YR=2005] S14E22N7W15 N7W7\$E7S7E15N61\$.									