

LOT 435
IN OR 1495/810
NORTH HAMPTON PHASE 2 PB 6/328

BABIN GLENDA L TRUSTEE
861765 N HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034-8709

2023

12-2N-27-1460-0435-0000



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	3 100
Bathrooms	2.5 100
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
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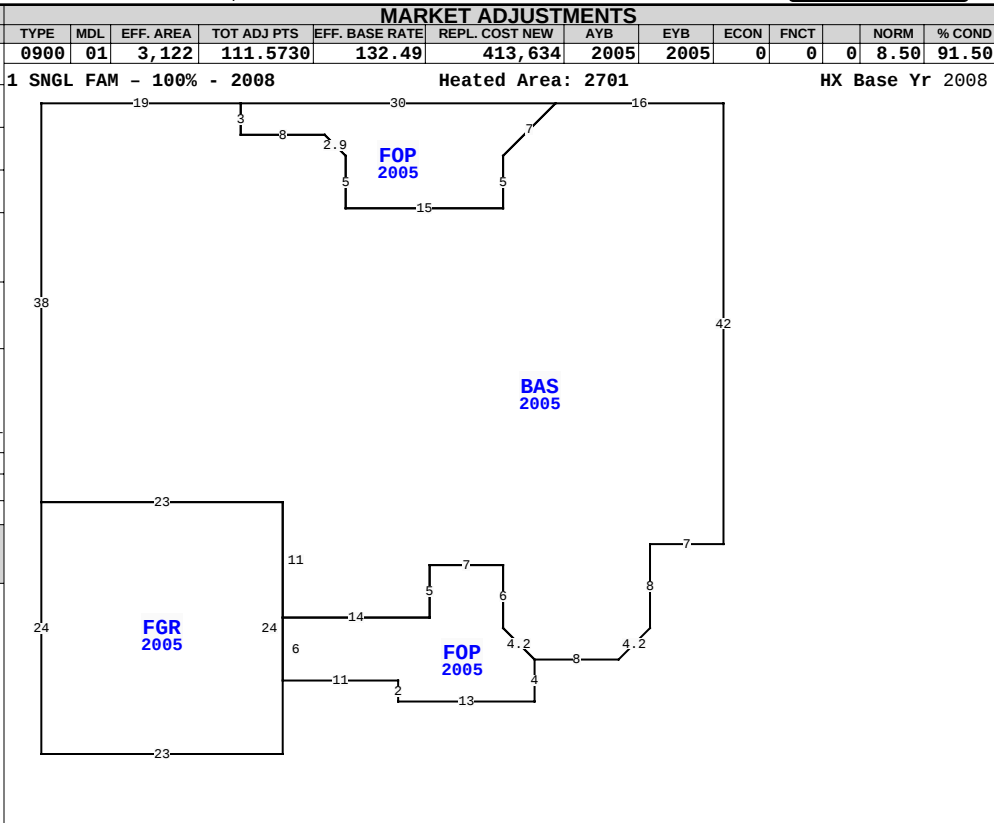
NEIGHBORHOOD/LOC	4043.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,701	100	2,701	327,437
FGR	552	55	304	36,853
FOP	195	30	58	7,031
FOP	198	30	59	7,153

TOTALS	3,646		3,122	378,475
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0911	SCRN RM A	0 100	46	26	1,196.00	SF	17.50	
2	0845	KOOL DECK	0 100	0	0	804.00	SF	7.25	
3	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
5	0811	CONCRETE B	0 100	0	0	852.00	SF	5.20	
6	0861	POOL GUNIT	0 100	28	14	392.00	SF	85.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	SFR CNSVTN	100			0.00	0.00	1.00



861765 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		378,475	
TOTAL MARKET OB/XF VALUE		32,927	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		538,902	
SOH/AGL Deduction		209,784	
ASSESSED VALUE		329,118	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		279,118	
TOTAL JUST VALUE		538,902	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		417,346	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B14368	ADDITION	6,768	02/01/2005
E0414018	ELEC OTHER	1,800	12/01/2004
M0409067	H/AC	0	12/01/2004
B13821	ADDITION	6,768	01/01/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1495/0810	4/27/2007	DG	U	I	01
GRANTOR: BABIN ALLEN L & GLEND					
GRANTEE: BABIN GLENDA L TRUS					
1490/1352	4/09/2007	WD	Q	I	
GRANTOR: MEHALKO ANDREW JR & S					
GRANTEE: BABIN ALLEN L & GLE					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2005] W16 FOP=[YR=2005] W30 S3 E8 D2 R2 S5 E15 N5 R5 U5 \$ D5 L5 S5 W15 N5 U2 L2 W8 N3 W19 S38 FGR=[YR=2005] S24 E23 N24 W23\$ E23 S11 FOP=[YR=2005] S6 E11 S2 E13 N4 U3 L3 N6 W7 S5 W14\$ E14 N5 E7 S6 D3 R3 E8 U3 R3 N8 E7 N42\$.					