

LOT 452
IN OR 2115/768
NORTH HAMPTON PHASE 2 PB 6/328

WAAS WILLIAM T & MARY LOU
861848 N HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0452-0000



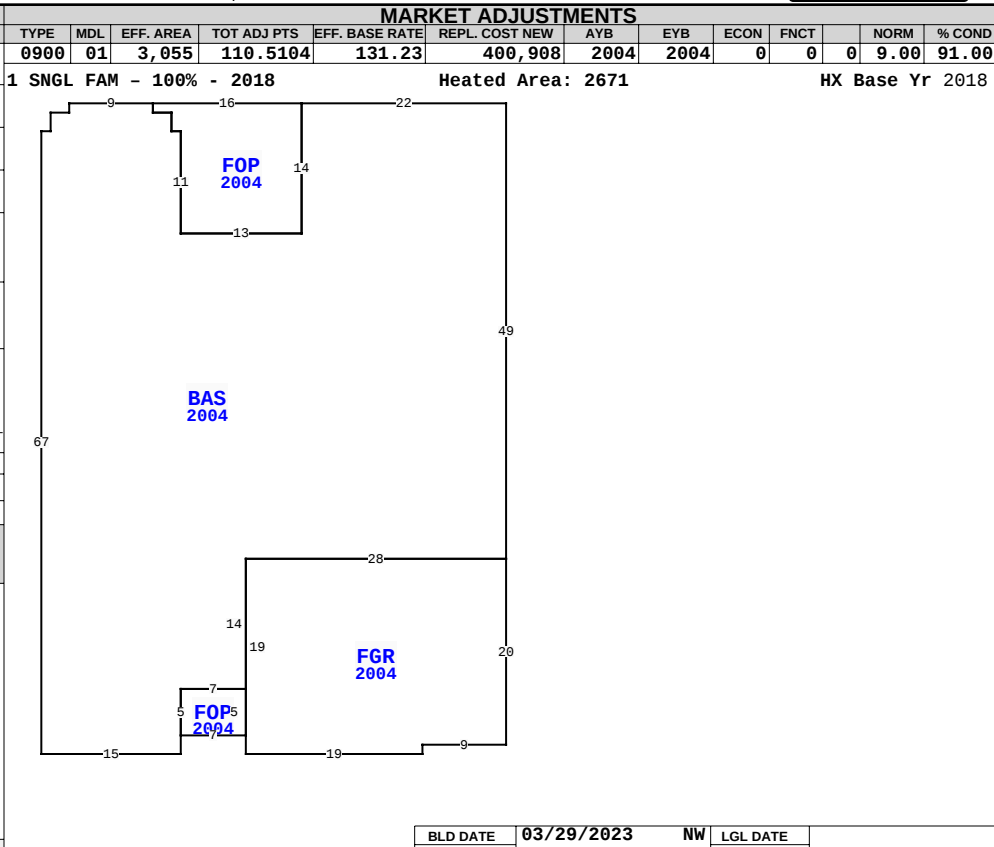
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 90
Exterior Wall	21 STONE 10
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
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	2,671	100	2,671	318,969
FGR	579	55	318	37,975
FOP	35	30	10	1,194
FOP	187	30	56	6,688
TOTALS	3,472		3,055	364,826

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0812	CONCRETE C	0 100	0	0	1,160.00	SF	4.00	
3	0861	POOL GUNIT	0 100	0	0	392.00	SF	85.00	
4	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	
5	0845	KOOL DECK	0 100	0	0	924.00	SF	7.25	
6	0911	SCRN RM A	0 100	0	0	1,380.00	SF	17.50	
7	0877	JACUZZI	0 100	0	0	1.00	UT	2,000.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100			0.00	0.00	1.00



TOTAL OB/XF									
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1	000134	C	SFR POND	100			0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	364,826								
TOTAL MARKET OB/XF VALUE	37,721								
TOTAL LAND VALUE - MARKET	127,500								
TOTAL MARKET VALUE	530,047								
SOH/AGL Deduction	212,863								
ASSESSED VALUE	317,184								
TOTAL EXEMPTION VALUE	HX HB VX VP 212,310								
BASE TAXABLE VALUE	104,874								
TOTAL JUST VALUE	530,047								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	404,663								

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2115/0768	4/21/2017	WD	Q	I	02	410,000			

GRANTOR: ZARFOSS VERA ELAINE E
GRANTEE: WAAS WILLIAM T & MA
1305/0292 3/29/2005 WD Q I 346,900
GRANTOR: MORRISON HOMES INC
GRANTEE: MONNOT FREDERIC

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2004] W22 FOP=[YR=2004] W16 S1 E2 S2 E1 S11 E13 N14\$ S14 W13 N11 W1 N2 W2 N1 W9 S1 W2 S2 W1 S67 E15 N2 FOP=[YR=2004] E7 FGR=[YR=2004] S2 E19 N1 E9 N20 W28 S19\$ N5 W7 S5\$ N5 E7 N14 E28 N49\$.									