



BUILDING CHARACTERISTICS		CONSTRUCTION	
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	14	CARPET	60
Interior Floo	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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
BAS	2,617	100	2,617
FGR	550	55	302
FOP	48	30	14
FOP	165	30	50
TOTALS	3,380		2,983
			374,641

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,983	110.7414	131.51	392,294	2013	2013	0	0	4.50	95.50

1 SNGL FAM - 100% - 2020 Heated Area: 2617 HX Base Yr 2020

NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			374,641
TOTAL MARKET OB/XF VALUE			47,931
TOTAL LAND VALUE - MARKET			127,500
TOTAL MARKET VALUE			550,072
SOH/AGL Deduction			191,902
ASSESSED VALUE			358,170
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			308,170
TOTAL JUST VALUE			550,072
NCON VALUE			33,400
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			396,339

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21006882	POOL	56,500	07/20/2021
21006238	ADDITION	7,500	07/06/2021
B1327264	CO ISSUED	0	11/22/2013
B1327264	NEW CONSTR	0	06/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2307/0121	9/23/2019	WD Q	Q	I	02	378,000

GRANTOR: RELO DIRECT GOVERNMENT  
 GRANTEE: MIRGOROD WALENTIN D  
 2297/0286 5/25/2019 WD U I 37 378,000  
 GRANTOR: GODSAVE JEREMY T & AN  
 GRANTEE: RELO DIRECT GOVERNMENT

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2013
2	0811	CONCRETE B	0	100	0	986.00	SF	5.20	5.20	100	2013
3	0462	ST/AL FNC	0	100	0	840.00	SF	10.00	10.00	100	2013
5	0911	SCRN RM A	0	100	0	700.00	SF	17.50	17.50	100	2022
6	0861	POOL GUNIT	0	100	0	162.00	SF	85.00	85.00	100	2022
7	0855	CONC PAVER	0	100	0	538.00	SF	10.00	10.00	100	2022
8	0871	POOL HTR R	0	100	0	1.00	UT	2,000.00	2,000.00	100	2022

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
861936 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH											
BLD DATE 03/29/2023 NW LGL DATE											
XF DATE LAND DATE											
INC DATE AG DATE											
47,931											

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2013] W35 S11 FOP=[YR=2013] W18 D5 R5 S8 E10 N4 U3 R3 N6\$ S6 D3 L3 S4 W10 N8 U5 L5 W6 S53 E13N5 FOP=[YR=2013] E8 N6 W8 S6 \$ N6 E18 FGR=[YR=2013] S11 E10 S1 E18 N20 W28 S8 \$ N8 E28 N45 \$.											

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