

LOT 456
EX MINERAL RIGHTS PT 1826/1193
NORTH HAMPTON PHASE 3 PB 7/16

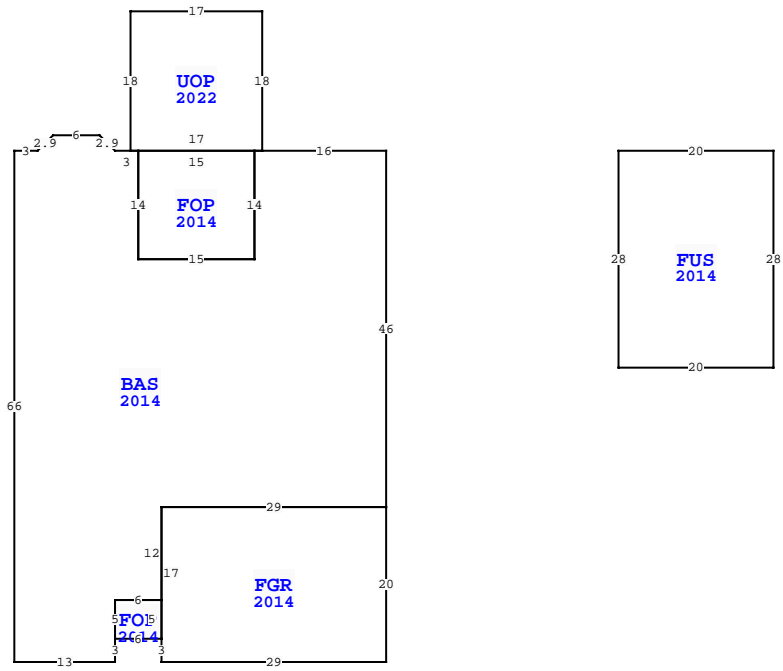
ALLAIN THOMAS G & MARY M
861952 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0456-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	70
Exterior Wall	21	STONE	30
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		4	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	100
Units		0	100
Occupancy	00	NONE	100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,358	115.8234	137.54	461,859	2014	2014	0	0	4.00	96.00	
1 SNGL FAM - 100% - 2023 Heated Area: 2906 HX Base Yr 2023												



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	2,346	100	2,346	309,762
FGR	580	55	319	42,120
FOP	30	30	9	1,188
FOP	210	30	63	8,318
FUS	560	100	560	73,941
UOP	306	20	61	8,054
TOTALS	4,032		3,358	443,385

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		443,385	
TOTAL MARKET OB/XF VALUE		21,864	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		592,749	
SOH/AGL Deduction		0	
ASSESSED VALUE		592,749	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		542,749	
TOTAL JUST VALUE		592,749	
NCON VALUE		16,809	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		444,945	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016325	ADDITION	16,495	11/23/2021
B1328142	CO ISSUED	0	04/24/2014
B1328142	NEW CONSTR	351,687	12/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2654/1786	7/18/2023	WD Q	Q	I	01	770,000
GRANTOR: SOUTHERLAND CLOYE E &						
GRANTEE: ALLAIN THOMAS G & M						
2592/1965	9/26/2022	WD Q	Q	I	02	675,000
GRANTOR: EAKINS RICHARD S & CO						
GRANTEE: SOUTHERLAND CLOYE E						

EXTRA FEATURES																
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	0810	CONCRETE A	0	100	0	1,008.00	SF	6.50	6.50	100	2014	2014	3	95	6,224	
2	0462	ST/AL FNC	0	100	225	4	SF	10.00	10.00	100	2019	2019	3	93	8,370	
3	0463	FENCE GATE	0	100	0	2.00	UT	300.00	300.00	100	2019	2019	3	96	576	
4	0911	SCRN RM A	0	100	18	17	SF	21.88	21.88	100	2022	2022	3	100	6,694	

861952 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH										BLD DATE	03/29/2023	NW	LGL DATE	
										XF DATE			LAND DATE	
										INC DATE			AG DATE	
TOTAL OB/XF													21,864	

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2014] W16 UOP=[YR=2022] N18 W17 S18 E17 \$ W1												
FOP=[YR=2014] W15 S14 E15 N14 \$ S14 W15 N14 W3 U2 L2 W6												
D2 L2 W3 S66 E13 N3 FOP=[YR=2014] E6 FGR=[YR=2014] S3 E29												
N20 W29 S17 \$ N5 W6 S5 \$ N5 E6 N12 E29 N46 \$ PTR= E30												
FUS=[YR=2014] E20 S28 W20 N28 \$ W30 \$.												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500								