LOT 466
NORTH HAMPTON PHASE 3 PB 7/16

GOOD CHARLES & MONICA FAMILY TRUST/GOOD CHARLES T
862098 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0466-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

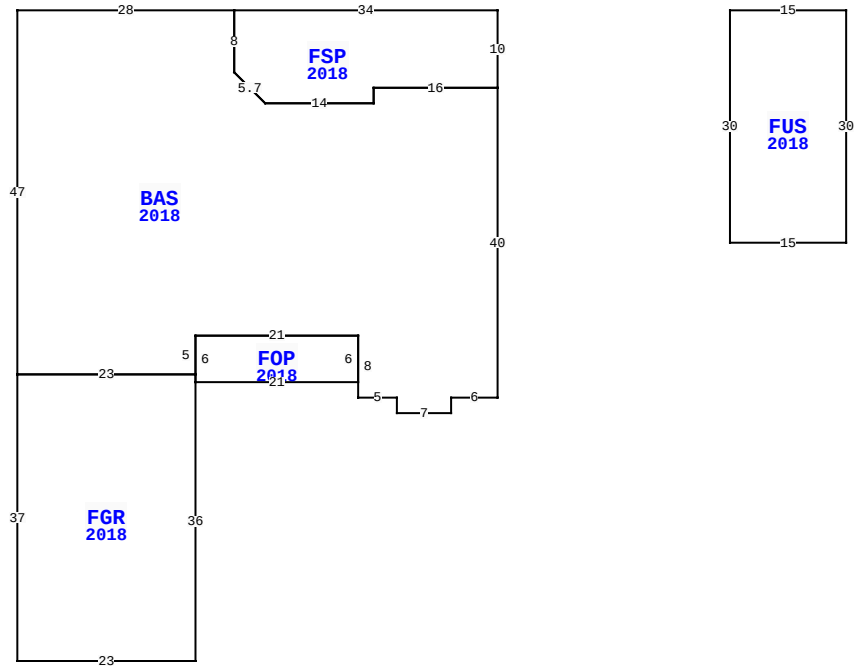
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4043.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,509	100	2,509	324,220
FGR	851	55	468	60,476
FOP	126	30	38	4,911
FSP	368	40	147	18,995
FUS	450	100	450	58,150
TOTALS	4,304		3,612	466,752

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,612	111.0375	131.86	476,278	2018	2018	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2020 Heated Area: 2959 HX Base Yr 2020



862098 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		466,752
TOTAL MARKET OB/XF VALUE		19,730
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		591,482
SOH/AGL Deduction		242,927
ASSESSED VALUE		348,555
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		298,555
TOTAL JUST VALUE		591,482
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		480,521

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1900695	CO ISSUED	0	01/23/2019
18003850	NEW CONSTR	343,828	04/16/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2513/0703	10/14/2021	TD	U	I	11	100
GRANTOR: GOOD CHARLES T REVOCA						
GRANTEE: GOOD CHARLES & MONI						
2268/0070	4/15/2019	QC	U	I	11	100
GRANTOR: GOOD CHARLES T & MONI						
GRANTEE: GOOD CHARLES T REVO						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2018] W34 BAS=[YR=2018] W28 S47 FGR=[YR=2018] S37 E23 N36 FOP=[YR=2018] E21 N6 W21 S6$ N1 W23$ E23 N5 E21 S8 E5 S2 E7 N2 E6 N40 W16 S2 W14 U4 L4 N8$ S8 D4 R4 E14 N2 E16 N10$ PTR=[YR=2018] E30 FUS=[YR=2018] E15 S30 W15 N30$ W30$
.

EXTRA FEATURES

LN	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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	99	1,980	
2	0855	CONC PAVER	0	100	0	0	1,676.00	SF	10.00	10.00	100	2018	2018	3	98	16,425	
3	0810	CONCRETE A	0	100	20	6	120.00	SF	6.50	6.50	100	2018	2018	3	98	764	
4	1124	CB/STC 4"	0	100	22	4	88.00	SF	6.50	6.50	100	2018	2018	3	98	561	

LAND DESCRIPTION

TOTAL OB/XF 19,730

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000141	C	SFR GOLF B	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	105,000.00	105,000.00	105,000							

REVIEW DATE 04/09/2021 BY NWA Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 08/02/2023 BY SYS