LOT 473
IN OR 1862/860
NORTH HAMPTON PHASE 3 PB 7/16

DODGE HARLAND P III & KAREN E
862204 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0473-0000

BUILDING CHARACTERISTICS

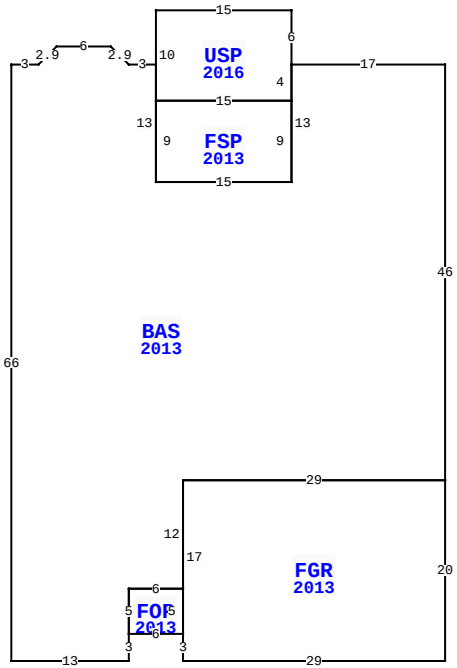
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame		N/A 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	2,361	100	2,361	319,814
FGR	580	55	319	43,211
FOP	30	30	9	1,220
FSP	135	40	54	7,314
USP	150	30	45	6,096
TOTALS	3,256		2,788	377,655

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,788	119.4480	141.84	395,450	2013	2013	0	0	0	4.50	95.50

1 SNGL FAM – 100% - 2017 Heated Area: 2361 HX Base Yr 2017



BLD DATE	03/29/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

862204 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		377,655
TOTAL MARKET OB/XF VALUE		17,294
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		499,949
SOH/AGL Deduction		169,775
ASSESSED VALUE		330,174
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		275,174
TOTAL JUST VALUE		499,949
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		397,573

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632040	SCRNROOM	0	04/08/2016
B1226567	CO ISSUED	0	04/24/2013
M1317882	H/AC	0	01/01/2013
P1216222	NEW CONSTR	0	11/01/2012
B1226567	NEW CONSTR	280,872	11/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2030/0882	2/18/2016	QC	U	I	11	100
GRANTOR: DRH ENERGY INC						
GRANTEE: DODGE HARLAND P III						
1862/0860	6/14/2013	SW	U	I	11	100
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: DODGE HARLAND P III						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W17 USP=[YR=2016] N6 W15 S10 FSP=[YR=2013] S9 E15 N9 W15 $ E15 N4 $ S13 W15 N13 W3 U2 L2 W6 D2 L2 W3 S66 E13 N3 FOP=[YR=2013] E6 FGR=[YR=2013] S3 E29 N20 W29 S17 $ N5 W6 S5 $ N5 E6 N12 E29 N46 $.

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	0810	CONCRETE A	0	100	0	0	914.00	SF	6.50	6.50	100	2013	2013	3	95	5,644	
2	0810	CONCRETE A	0	100	0	0	436.00	SF	6.50	6.50	100	2014	2014	3	95	2,692	
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2014	2014	3	89	534	
4	0462	ST/AL FNC	0	100	270	0	1,080.00	SF	10.00	10.00	100	2014	2014	3	78	8,424	

LAND DESCRIPTION

TOTAL OB/XF 17,294

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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 08/02/2023 BY SYS