

LOT 474
EX MINERAL RIGHTS PT 1826/1193
NORTH HAMPTON PHASE 3 PB 7/16

COGAN JEFFERY J & LEESHA ELIZABETH
862218 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0474-0000



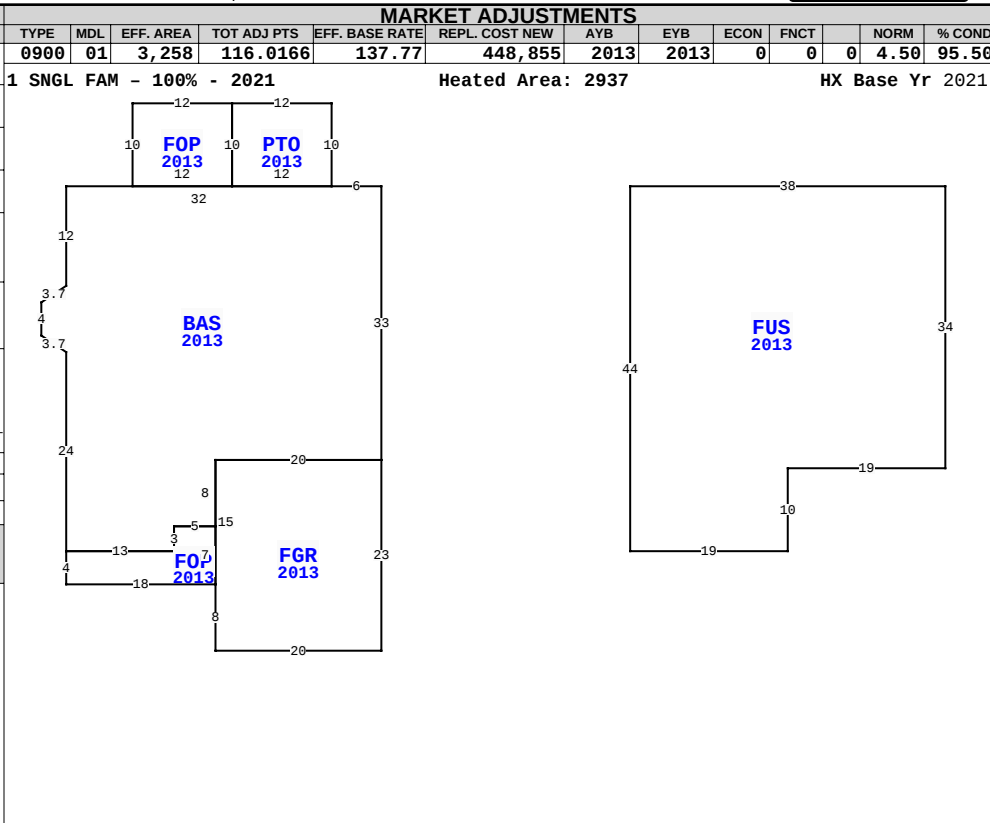
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 70
Interior Floor	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	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	1,455	100	1,455	191,435
FGR	460	55	253	33,287
FOP	87	30	26	3,421
FOP	120	30	36	4,737
FUS	1,482	100	1,482	194,987
PTO	120	5	6	790

TOTALS	3,724		3,258	428,657
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EXTRA FEATURES	
L N	OB/XF CODE
1	0811 CONCRETE B



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

LAND DESCRIPTION		TOTAL OB/XF	
L N	USE CODE	CLAS	LAND USE DESCRIPTION
1	000134	C	SFR POND

REVIEW DATE	04/24/2018	BY	SBX	Total Acres: 0.00	Total Land Value: 127,500	Market: 0	Agricultural: 0	Common: 127,500	PRINTED 08/02/2023 BY SYS
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			428,657
TOTAL MARKET OB/XF VALUE			5,118
TOTAL LAND VALUE - MARKET			127,500
TOTAL MARKET VALUE			561,275
SOH/AGL Deduction			249,409
ASSESSED VALUE			311,866
TOTAL EXEMPTION VALUE	HX HB XM		50,000
BASE TAXABLE VALUE			261,866
TOTAL JUST VALUE			561,275
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			435,139

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1226646	CO ISSUED	0	06/01/2013
E1325752	ELEC OTHER	0	01/01/2013
P126250	NEW CONSTR	0	12/01/2012
B1226646	NEW CONSTR	333,407	11/01/2012

SALES DATA	
OFF RECORD Number	DATE
2381/1400	7/29/2020
GRANTOR: WELER DONNA A & THOM	
GRANTEE: COGAN JEFFERY J & L	
1858/1731	5/15/2013
GRANTOR: D R HORTON INC-JACKSO	
GRANTEE: WELER DONNA A & TH	

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2013] W6 PTO=[YR=2013] N10 W12 FOP=[YR=2013] W12 S10 E12 N10 \$ S10 E12 \$ W32 S12 D2 L3 S4 D2 R3 S24 FOP=[YR=2013] S4 E18 FGR=[YR=2013] S8 E20 N23 W20 S15\$N7 W5 S3 W13 \$ E13 N3 E5 N8 E20 N33 \$ PTR= E30 FUS=[YR=2013] E38 S34 W19 S10 W19 N44 \$ W30 \$.	

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