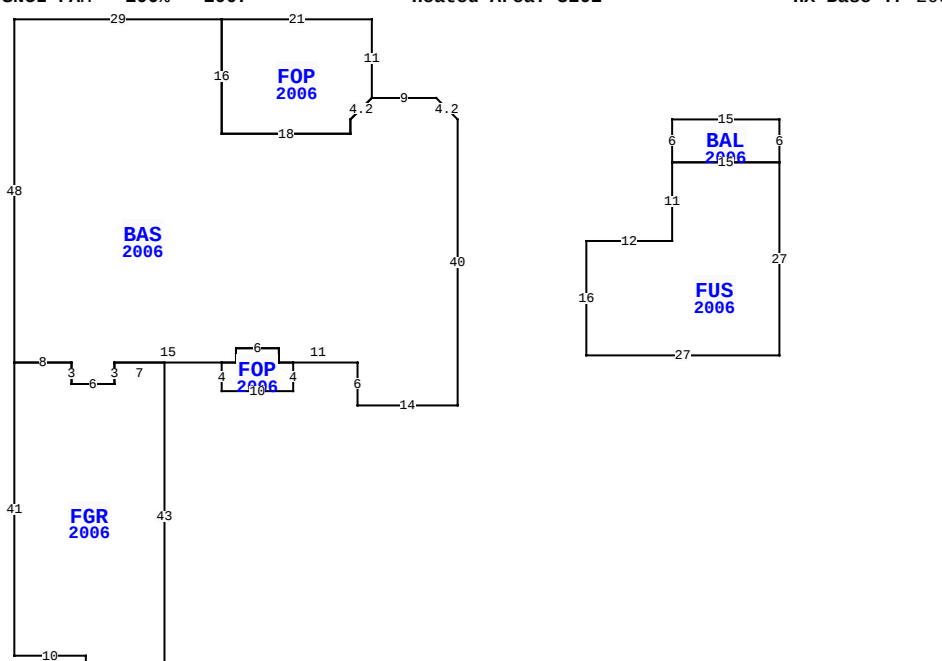


JOHNSON JAMES A/MANN MARION G
862463 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

12-2N-27-1460-0488-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION																				VALUATION SUMMARY											
ELEMENT		CD								TYP	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNC T	NORM	% COND										
Exterior Wall		16	WD FR STUC 100							0900	01	3,805	110.3760	131.07	498,721	2006	2006	0	0	0	8.00	92.00									
Roof Structur		08	IRREGULAR 100							1 SNGL FAM - 100% - 2007														Heated Area: 3201 HX Base Yr 2007							
Roof Cover		03	COMP SHNGL 100																												
Interior Wall		05	DRYWALL 100																												
Interior Floo		11	CLAY TILE 60																												
Interior Floo		14	CARPET 40																												
Air Condition		03	CENTRAL 100																												
Heating Type		04	AIR DUCTED 100																												
Bedrooms			4 100																												
Bathrooms			3 100																												
Frame		02	WOOD FRAME 100																												
Stories		1.5	1.5 100																												
Units		00	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																										
BAL	90	15	14		1,688																										
BAS	2,604	100	2,604		314,002																										
FGR	865	55	476		57,398																										
FOP	52	30	16		1,929																										
FOP	326	30	98		11,817																										
FUS	597	100	597		71,989																										
TOTALS		4,534	3,805		458,823																										
EXTRA FEATURES										862463 NORTH HAMPTON CLUB WAY, FERNANDO BEACH																					
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	0855	CONC PAVER					0 100	0 0	1,624.00	SF	10.00	10.00	100	2012	2012	3	94	15,266													
2	1126	CB/STC 8"					0 100	0 0	100.00	SF	8.00	8.00	100	2006	2006	3	88	704													
3	0910	SCRN RM L					0 100	0 0	874.00	SF	15.00	15.00	100	2009	2009	3	45	5,900													
4	0861	POOL GUNIT					0 100	0 0	368.00	SF	85.00	85.00	100	2009	2009	3	60	18,768													
5	0857	SANDSTONE					0 100	0 0	506.00	SF	16.00	16.00	100	2009	2009	3	98	7,934													
6	1242	WD DECK A					0 100	12 12	144.00	SF	10.00	10.00	100	2009	2009	3	45	648													
LAND DESCRIPTION										TOTAL OB/XF 49,220																					
L N	USE CODE	CLS	LAND USE DESCRIPTION			CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000116	C	SFR MARSH			100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500												
REVIEW DATE 05/14/2021 BY NWX Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/02/2023 BY SYS																															