LOT 492
NORTH HAMPTON PHASE 3 PB 7/16

POSTIGLIONE JOHN & ELIZABETH
85119 SHINNECOCK HILLS DR
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0492-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4043.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

862545 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	127,500
TOTAL MARKET VALUE	127,500
SOH/AGL Deduction	0
ASSESSED VALUE	127,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	127,500
TOTAL JUST VALUE	127,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	125,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230006170	POOL ENCL 1731SF	25,000	05/11/2023
22014305	SWIM POOL	73,100	09/20/2022
21014692	NEW CONSTR	580,042	10/25/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2376/1503	7/16/2020	WD	Q	V	01	130,000
GRANTOR: SHAW JACK L JR & TIFF						
GRANTEE: POSTIGLIONE JOHN &						
1747/0929	7/15/2011	WD	U	V	11	41,000
GRANTOR: WELLS FARGO BANK N A						
GRANTEE: SHAW JACK L JR & TI						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000116	C	SFR MARSH	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							

REVIEW DATE 11/01/2022 BY NWX Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/02/2023 BY SYS