

**SMED MICHAEL & SUZANNE L/E/
862569 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034**

12-2N-27-1460-0493-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1														
Exterior Wall	31	HARDIE BRD 100	0900	01	5,028	135.9592	161.45	811,771	2022	2022	0	0	0	0.00	100.00														
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2023													Heated Area: 4110													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2023													
Interior Wall	05	DRYWALL 100																											
Interior Floo	19	MARBLE 70																											
Interior Floo	14	CARPET 30																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		4 100																											
Bathrooms		4 100																											
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																									
BAL	144	15	22	3,552																									
BAS	3,486	100	3,486	562,815																									
FGR	1,038	55	571	92,188																									
FOP	54	30	16	2,583																									
FSP	682	40	273	44,076																									
FST	48	55	26	4,198																									
FUS	624	100	624	100,745																									
STR	104	10	10	1,615																									
TOTALS			6,180		5,028	811,771																							
EXTRA FEATURES			862569 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	1,722.00	SF	10.00	10.00	100	2022	2022	3	100	17,220														
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2022	2022	3	100	3,500														
3	0861	POOL GUNIT	0 100	30	12	360.00	SF	85.00	85.00	100	2022	2022	3	100	30,600														
4	0911	SCRN RM A	0 100	0	0	1,153.00	SF	17.50	17.50	100	2022	2022	3	100	20,178														
5	0855	CONC PAVER	0 100	0	0	793.00	SF	10.00	10.00	100	2022	2022	3	100	7,930														
TOTAL OB/XF 79,428																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 12/02/2022 BY NW Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/02/2023 BY SYS																													