



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4043.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,671	100	2,671	309,254
FGR	880	55	484	56,039
FOP	217	30	65	7,526
FOP	679	30	204	23,620
FSP	275	40	110	12,736
FUS	620	100	620	71,785

TOTALS	5,342		4,154	480,960
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EXTRA FEATURES				
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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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	91	3,185	
2	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2006	2006	3	31	1,550	
3	0855	CONC PAVER	0 100	0	0	1,860.00	SF	10.00	10.00	100	2006	2006	3	88	16,368	
4	0825	BRICK	0 100	0	0	42.00	SF	12.50	12.50	100	2006	2006	3	97	509	
5	1126	CB/STC 8"	0 100	18	4	72.00	SF	8.00	8.00	100	2006	2006	3	88	507	
6	0810	CONCRETE A	0 100	13	4	52.00	SF	6.50	6.50	100	2006	2006	3	88	297	

LAND DESCRIPTION															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE
1	000116	C	SFR MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00

REVIEW DATE	04/24/2018	BY	SBX
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,154	106.4448	126.40	525,066	2006	2006	0	0	8.40	91.60
1 SNGL FAM - 100% - 2007 Heated Area: 3291 HX Base Yr 2007											

BLD DATE	03/29/2023	NW	LGL DATE	
XF DATE	02/16/2007	PH	LAND DATE	
INC DATE			AG DATE	

862591 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH															
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TOTAL OB/XF 22,416															

Total Acres:	0.00	Total Land Value:	127,500	Market:	0	Agricultural:	0	Common:	127,500
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		480,960
TOTAL MARKET OB/XF VALUE		22,416
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		630,876
SOH/AGL Deduction		181,226
ASSESSED VALUE		449,650
TOTAL EXEMPTION VALUE		50,000
BASE TAXABLE VALUE		399,650
TOTAL JUST VALUE		630,876
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		538,634

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10811	H/AC	0	12/01/2005
E15793	NEW CONSTR	2,000	09/01/2005
C15818	CO ISSUED	495,000	08/01/2005
R08066	REPAIR/RRF	1,500	08/01/2005
B15818	NEW CONSTR	495,000	08/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2450/0397	4/07/2021	WD	U	I	11	100

GRANTOR: BRYANT RUSSELL & SUSA						
GRANTEE: BRYANT FAMILY TRUST						
1276/0928	11/24/2004	WD	Q	V		192,000
GRANTOR: NORTH HAMPTON LLC						
GRANTEE: BRYANT RUSSELL & SU						

BUILDING NOTES						

BUILDING DIMENSIONS															
BAS=[YR=2006] N49 FOP=[YR=2006] N5 W66 S13 E18 N3 U3 R3 E7 R3 D3 S4 E20 N7 E4 N2 U2 R2 E7 D2 R2 \$ U2 L2 W7 D2 L2 S2 W4 S7 W20 N4 U3 L3 W7 D3 L3 S3 W18 S40 FGR=[YR=2006] S39 E11 S2 E11 N41 W 22\$ E22 FOP=[YR=2006] S2 E31 N7 W31 S5\$ N5 E31 S3 E2 S3 E11\$ PTR= N38 E15 FUS=[YR=2006] S20 E31 N20 FSP=[YR=2006]N11 W25 S11 E25\$W31\$ W15 S38\$.															