LOT 497
NORTH HAMPTON PHASE 3 PB 7/16

GRAY JOHN BENJAMIN & SHERRY LUCAS
862653 N HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0497-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

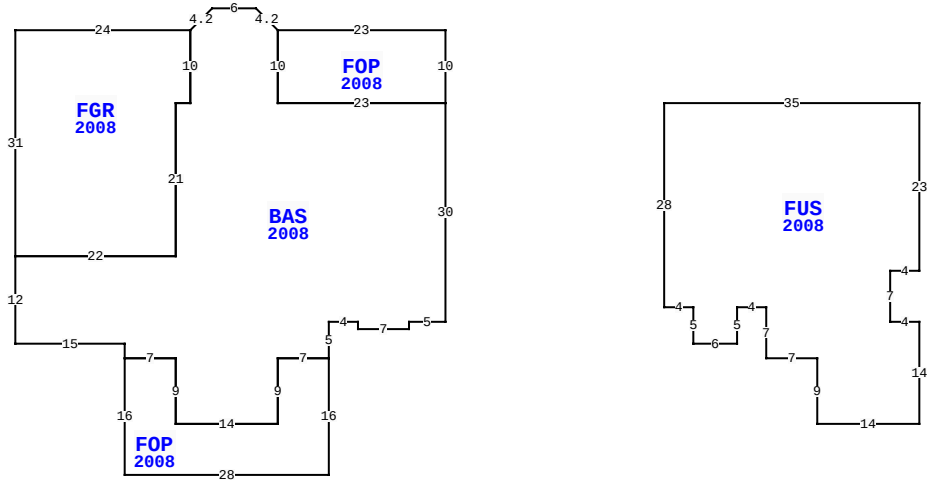
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,773	100	1,773	225,229
FGR	702	55	386	49,035
FOP	230	30	69	8,765
FOP	322	30	97	12,322
FUS	1,255	100	1,255	159,426
TOTALS	4,282		3,580	454,777

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,580	109.7145	130.29	466,438	2008	2016	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2021 Heated Area: 3028 HX Base Yr 2021



862653 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

BLD DATE	08/19/2008	RK	LGL DATE
XF DATE	08/19/2008	RK	LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		454,777
TOTAL MARKET OB/XF VALUE		61,976
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		644,253
SOH/AGL Deduction		109,497
ASSESSED VALUE		534,756
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		484,756
TOTAL JUST VALUE		644,253
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		568,275

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011746	REMODEL	50,000	11/30/2020
B22318	SWIM POOL	5,589	03/01/2009
C19624	CO ISSUED	279,642	09/03/2008
M12963	MECH OTHER	0	05/01/2007
E19126	ELEC OTHER	2,000	04/01/2007
P12292	OTHER	0	04/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2383/1692	6/12/2020	WD	Q	I	01	634,000
GRANTOR: VARELA RICARDO & CATH						
GRANTEE: GRAY JOHN BENJAMIN						
1278/1012	12/06/2004	WD	Q	V		204,000
GRANTOR: NORTH HAMPTON LLC						
GRANTEE: VARELA RICARDO & CA						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2008] N10 W23 BAS=[YR=2008] U3 L3 W6 D3 L3
FGR=[YR=2008] W24 S31 E22 N21 E2 N10 $ S10 W2 S21 W22 S12
E15 S2 FOP=[YR=2008] S16 E28 N16 W7 S9 W14 N9 W7 $ E7 S9 E14
N9 E7 N5 E4 S1 E7 N1 E5 N30 W23 N10 $ S10 E23 $ PTR= E30
FUS=[YR=2008] E35 S23 W4 S7 E4 S14 W14 N9 W7 N7 W4 S5 W6 N5
W4 N28 $ W30 $.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	93	3,255	
2	1126	CB/STC 8"	0	100	0	0	64.00	SF	8.00	8.00	100	2008	2008	3	90	461	
3	0855	CONC PAVER	0	100	0	0	2,733.00	SF	10.00	10.00	100	2008	2008	3	90	24,597	
4	0861	POOL GUNIT	0	100	0	0	435.00	SF	85.00	85.00	100	2009	2009	3	60	22,185	
5	0910	SCRN RM L	0	100	0	0	1,075.00	SF	15.00	15.00	100	2009	2009	3	45	7,256	
6	0845	KOOL DECK	0	100	0	0	640.00	SF	7.25	7.25	100	2009	2009	3	91	4,222	

LAND DESCRIPTION

TOTAL OB/XF 61,976

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	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 03/19/2019 BY SBA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/02/2023 BY SYS