

PACKARD ART & SUZANNE
862739 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

12-2N-27-1460-0502-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1										
ELEMENT		CD	16		WD FR STUC 100		0900		11	5,189		144.7116		171.85		891,730		2015		2015		0		0		3.50		96.50		
Exterior Wall		08	IRREGULAR 100		1 SNGL FAM - 100% - 2017		Heated Area: 4256		HX Base Yr 2017																					
Roof Structur		03	COMP SHNGL 100																											
Interior Wall		05	DRYWALL 100																											
Interior Floo		12	HARDWOOD 70																											
Interior Floo		11	CLAY TILE 30																											
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.	1. 100																											
Units			0 100																											
Quality		04	Quality Level 04																											
DOR CODE		0100	SINGLE FAMILY																											
MAP NUM			MKT AREA																											
NEIGHBORHOOD/LOC		4043.00																												
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS		4,256	100	4,256	705,795																									
FGR		506	55	278	46,102																									
FGR		522	55	287	47,595																									
FOP		185	30	56	9,287																									
FOP		1,040	30	312	51,740																									
TOTALS		6,509		5,189	860,519																									
EXTRA FEATURES		862739 NORTH HAMPTON CLUB WAY, FERNANDINA 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		0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	97	1,940														
2		0855	CONC PAVER	0	100	0	2,225.00	SF	10.00	10.00	100	2015	2015	3	96	21,360														
3		0092	AUTO GATE	0	100	0	1.00	UT	3,500.00	3,500.00	100	2015	2015	3	74	2,590														
4		1126	CB/STC 8"	0	100	0	240.00	SF	10.00	10.00	100	2015	2015	3	96	2,304														
5		0463	FENCE GATE	0	100	0	1.00	UT	300.00	300.00	100	2015	2015	3	90	270														
6		0861	POOL GUNIT	0	100	0	806.00	SF	85.00	85.00	100	2018	2018	3	90	61,659														
7		0855	CONC PAVER	0	100	0	744.00	SF	10.00	10.00	100	2018	2018	3	98	7,291														
8		0910	SCRN RM L	0	100	0	1,550.00	SF	15.00	15.00	100	2018	2018	3	86	19,995														
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