LOT 503
NORTH HAMPTON PHASE 3 PB 7/16

COLEMAN SHELLEY & DAVID
862755 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0503-0000

BUILDING CHARACTERISTICS

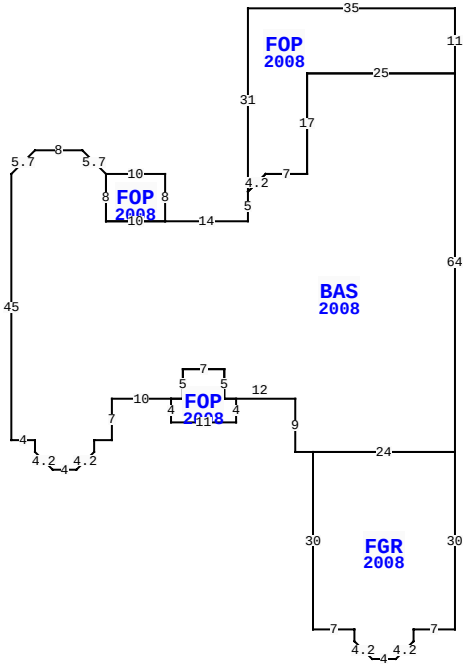
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		5 100
Frame	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 04
NEIGHBORHOOD/LOC	4043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,495	100	3,495	594,569
FGR	761	55	419	71,281
FOP	79	30	24	4,083
FOP	80	30	24	4,083
FOP	560	30	168	28,580
TOTALS	4,975		4,130	702,595

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	4,130	148.4525	176.29	728,078	2008	2015	0	0	0	3.50	96.50

1 SNGL FAM – 100% - 2022 Heated Area: 3495 HX Base Yr 2022



862755 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

BLD DATE	02/10/2009	RK	LGL DATE
XF DATE	02/10/2009	RK	LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		702,595
TOTAL MARKET OB/XF VALUE		33,108
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		863,203
SOH/AGL Deduction		18,745
ASSESSED VALUE		844,458
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		794,458
TOTAL JUST VALUE		863,203
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		819,862

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C20915	CO ISSUED	0	01/06/2009
M13819	MECH OTHER	0	05/01/2008
P13035	OTHER	0	02/01/2008
B20956	SCRN ENCLOSURE	5,520	01/01/2008
B20955	SWIM POOL	7,600	01/01/2008
E20378	ELEC OTHER	1,500	01/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2434/0925	2/16/2021	WD	Q	I	01	1,019,500
GRANTOR: GOERTLER LIVING TRUST						
GRANTEE: COLEMAN SHELLEY & D						
1763/0756	8/29/2011	WD	U	I	30	100
GRANTOR: GOERTLER JOHN & KAREN						
GRANTEE: GOERTLER JOHN & KAR						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2008] W35 S31 BAS=[YR=2008] S5 W14 FOP=[YR=2008] N8 W10 S8 E10 $ W10 N8 U4 L4 W8 D4 L4 S45 E4 S2 D3 R3 E4 U3 R3 N2 E3 N7 E10 FOP=[YR=2008] S4 E11 N4 W2 N5 W7 S5 W2 $ E2 N5 E7 S5 E12 S9 E3 FGR=[YR=2008] S30 E7 S2 D3 R3 E4 U3 R3 N2 E7 N30 W24 $ E24 N64 W25 S17 W7 D3 L3 $ U3 R3 E7 N17 E25 N11 $.

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	0855	CONC PAVER	0	100	0	0	1,856.00	SF	10.00	10.00	100	2008	2008	3	90	16,704	
2	0861	POOL GUNIT	0	100	0	0	180.00	SF	85.00	85.00	100	2008	2008	3	56	8,568	
3	0910	SCRN RM L	0	100	0	0	540.00	SF	15.00	15.00	100	2008	2008	3	40	3,240	
4	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2008	2008	3	40	400	
5	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2008	2008	3	40	2,000	
6	1126	CB/STC 8"	0	100	0	0	305.00	SF	8.00	8.00	100	2008	2008	3	90	2,196	

LAND DESCRIPTION

TOTAL OB/XF 33,108

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 01/18/2019 BY SBA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/02/2023 BY SYS