



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	04
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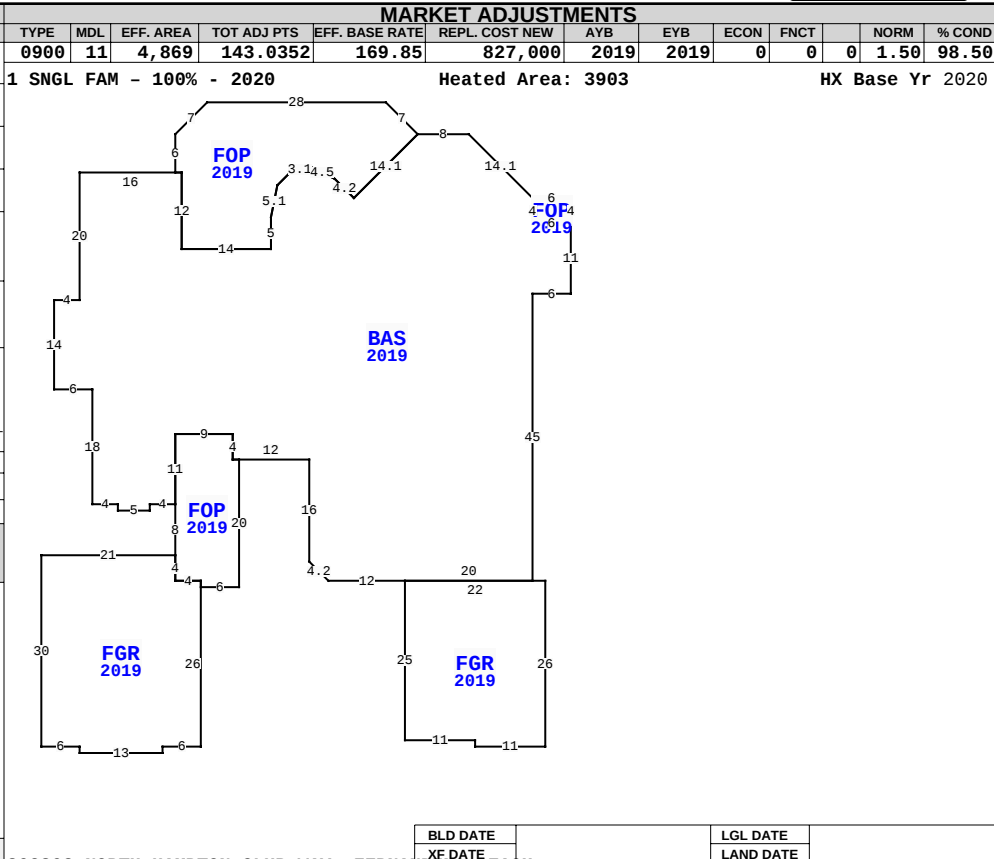
NEIGHBORHOOD/LOC	4043.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,903	100	3,903	652,981
FGR	561	55	309	51,697
FGR	747	55	411	68,761
FOP	24	30	7	1,171
FOP	232	30	70	11,712
FOP	564	30	169	28,274

TOTALS	6,031		4,869	814,595
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0861	POOL GUNIT	0 100	25	21	525.00	SF	85.00	85.00	100	2019
2	0855	CONC PAVER	0 100	0	0	957.00	SF	10.00	10.00	100	2019
3	0463	FENCE GATE	0 100	0	0	3.00	UT	300.00	300.00	100	2019
4	0462	ST/AL FNC	0 100	0	0	2,016.00	SF	10.00	10.00	100	2019
5	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2019

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000116	C	SFR MARSH	100		PUD	0.00	0.00	1.00	LT	1.00



862803 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH											
TOTAL OB/XF 75,088											

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1	000116	C	SFR MARSH	100		PUD	0.00	0.00	1.00	LT	1.00

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE 814,595											
TOTAL MARKET OB/XF VALUE 75,088											
TOTAL LAND VALUE - MARKET 133,875											
TOTAL MARKET VALUE 1,023,558											
SOH/AGL Deduction 206,767											
ASSESSED VALUE 816,791											
TOTAL EXEMPTION VALUE HX HB 50,000											
BASE TAXABLE VALUE 766,791											
TOTAL JUST VALUE 1,023,558											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 875,444											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19008233	SUMKITCH	9,000	08/01/2019
19008235	SWIM POOL	68,000	08/01/2019
19002292	NEW CONSTR	562,572	03/06/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
9999/9999	9/18/2018	CN	Q	V	02	119,000	
GRANTOR: RF VENTURES II LLC							
GRANTEE: UTAH JOHNNY							
1806/0038	7/30/2012	WD	U	V	37	350,000	
GRANTOR: NORTH HAMPTON LLC							
GRANTEE: RF VENTURES II LLC							
BUILDING NOTES							

BUILDING NOTES											

BUILDING DIMENSIONS											
FOP=[YR=2019] W6 BAS=[YR=2019] U10 L10 W8 FOP=[YR=2019] U5 L5 W28 D5 L5 S6 E1 S12 E14 N5 U5 R1 U2 R2 U1 R3 D2 R4 D3 R3 U10 R10 \$ D10 L10 U3 L3 U2 L4 D1 L3 D2 L2 D5 L1 S5 W14 N12 W16 S20 W4 S14 E6 S18 E4 S1 E5 N1 E4 FOP=[YR=2019] S8 FGR=[YR=2019] W21 S30 E6 S1 E13 N1 E6 N26 W4 N4\$ S4 E4 S1 E6 N20 W1 N4 W9 S11\$ N11 E9 S4 E12 S16 D3 R3 E12 FGR=[YR=2019] S25 E11 S1 E11 N26 W22 \$ E20 N45 E6 N11 W6 N4\$ S4 E6 N4\$.											