



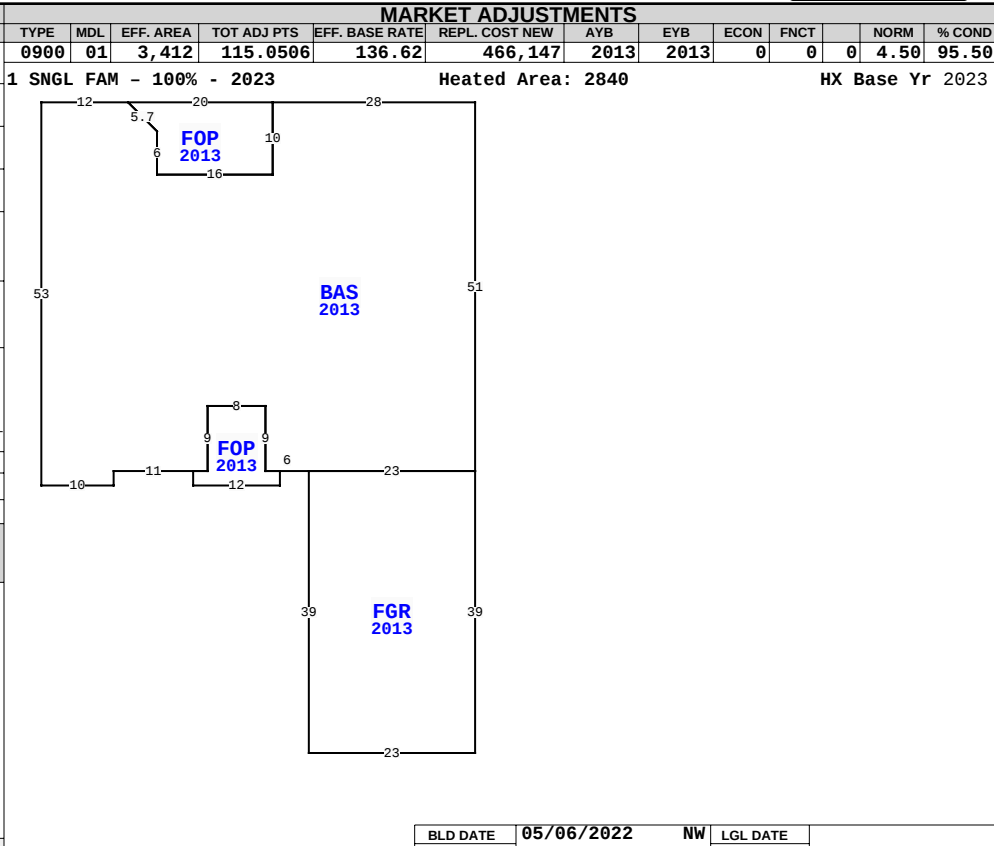
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,840	100	2,840	370,541
FGR	897	55	493	64,323
FOP	96	30	29	3,784
FOP	168	30	50	6,524
TOTALS	4,001		3,412	445,170

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0812	CONCRETE C	0	100	0	0	1,308.00	SF	4.00	4.00	100
2	0911	SCRN RM A	0	100	45	19	855.00	SF	17.50	17.50	100
3	0861	POOL GUNIT	0	100	0	0	260.00	SF	85.00	85.00	100
4	0855	CONC PAVER	0	100	0	0	595.00	SF	10.00	10.00	100
5	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100

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	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT	1.00



BLD DATE	05/06/2022	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	
862602 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH				

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					445,170				
TOTAL MARKET OB/XF VALUE					37,574				
TOTAL LAND VALUE - MARKET					127,500				
TOTAL MARKET VALUE					610,244				
SOH/AGL Deduction					0				
ASSESSED VALUE					610,244				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					560,244				
TOTAL JUST VALUE					610,244				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					475,681				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327245	CO ISSUED	0	12/05/2013
B1327246	SWIM POOL	0	06/01/2013
B1327248	NEW CONSTR	0	06/01/2013
B1327245	NEW CONSTR	346,267	05/01/2013

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2593/0862	9/27/2022	WD	Q	I	02	739,000	
GRANTOR: PATTI PETER A & GINA							
GRANTEE: EAKINS RICHARD SCOT							
2136/1311	7/24/2017	WD	Q	I	01	510,000	
GRANTOR: GRIMM JASON A & AMY L							
GRANTEE: PATTI PETER A & GIN							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2013] W28 FOP=[YR=2013] W20 D4 R4 S6 E16 N10 \$ S10 W16 N6 U4 L4 W12 S53 E10 N2 E11 FOP=[YR=2013] S2 E12 N2 W2 N9 W8 S9 W2 \$ E2 N9 E8 S9 E6 FGR=[YR=2013] S39 E23 N39 W23 \$ E23 N51 \$.									