LOT 517
NORTH HAMPTON PHASE 3 PB 7/16

**HUSSIN TOM & KATE TRUST/HUSSIN THOMAS MARK TRUSTEE**
862554 NORTH HAMPTON CLUB WY
FERNANDINA BEACH, FL 32034

**2023**

**12-2N-27-1460-0517-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

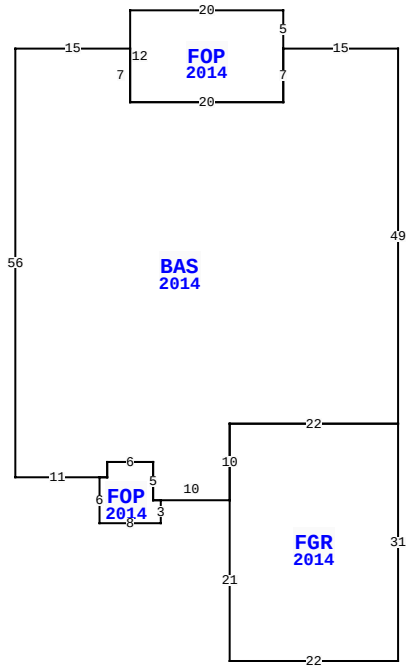
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 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 | 2,524 | 100 | 2,524 | 341,067 |
| FGR | 682 | 55 | 375 | 50,674 |
| FOP | 57 | 30 | 17 | 2,297 |
| FOP | 240 | 30 | 72 | 9,730 |
| TOTALS | 3,503 | | 2,988 | 403,767 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,988 | 118.5387 | 140.76 | 420,591 | 2014 | 2014 | 0 | 0 | 0 | 4.00 | 96.00 |

1 SNGL FAM – 100% - 2015 Heated Area: 2524 HX Base Yr 2015




862554 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | 03/29/2023 | NW | LGL DATE |
| XF DATE | | | LAND DATE |
| INC DATE | | | AG DATE |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 403,767 |
| TOTAL MARKET OB/XF VALUE | | 7,262 |
| TOTAL LAND VALUE - MARKET | | 127,500 |
| TOTAL MARKET VALUE | | 538,529 |
| SOH/AGL Deduction | | 212,319 |
| ASSESSED VALUE | | 326,210 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 276,210 |
| TOTAL JUST VALUE | | 538,529 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 420,441 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1428560 | CO ISSUED | 0 | 07/31/2014 |
| B1428560 | NEW CONSTR | 333,935 | 04/01/2014 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2397/0492 | 9/29/2020 | WD | U | I | 11 | 100 |
| GRANTOR: HUSSIN THOMAS MARK & | | | | | | |
| GRANTEE: HUSSIN TOM & KATE T | | | | | | |
| 1877/1335 | 9/06/2013 | WD | Q | V | 02 | 57,000 |
| GRANTOR: TERRY BRADLEY B & MAD | | | | | | |
| GRANTEE: HUSSIN THOMAS MARK | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2014] W15 FOP=[YR=2014] N5 W20 S12 E20 N7 $ S7 W20 N7 W15 S56 E11 FOP=[YR=2014] S6 E8 N3 W1 N5 W6 S2 W1 $ E1 N2 E6 S5 E10 FGR=[YR=2014] S21 E22 N31 W22 S10 $ N10 E22 N49 $.

## 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 220.00 | SF | 5.20 | 5.20 | 100 | 2014 | 2014 | 3 | 95 | 1,087 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 1,250.00 | SF | 5.20 | 5.20 | 100 | 2014 | 2014 | 3 | 95 | 6,175 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,262

| 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 | 000135 | C | SFR CNSVTN | 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 11/22/2019 BY TWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/02/2023 BY SYS