

LOT 14
IN OR 1491/1099
NORTH HAMPTON #4 PB 6/384

GUELDNER SANDRA & HOLLIS
96109 LONG BEACH DRIVE
FERNANDINA BEACH, FL 32034

2023

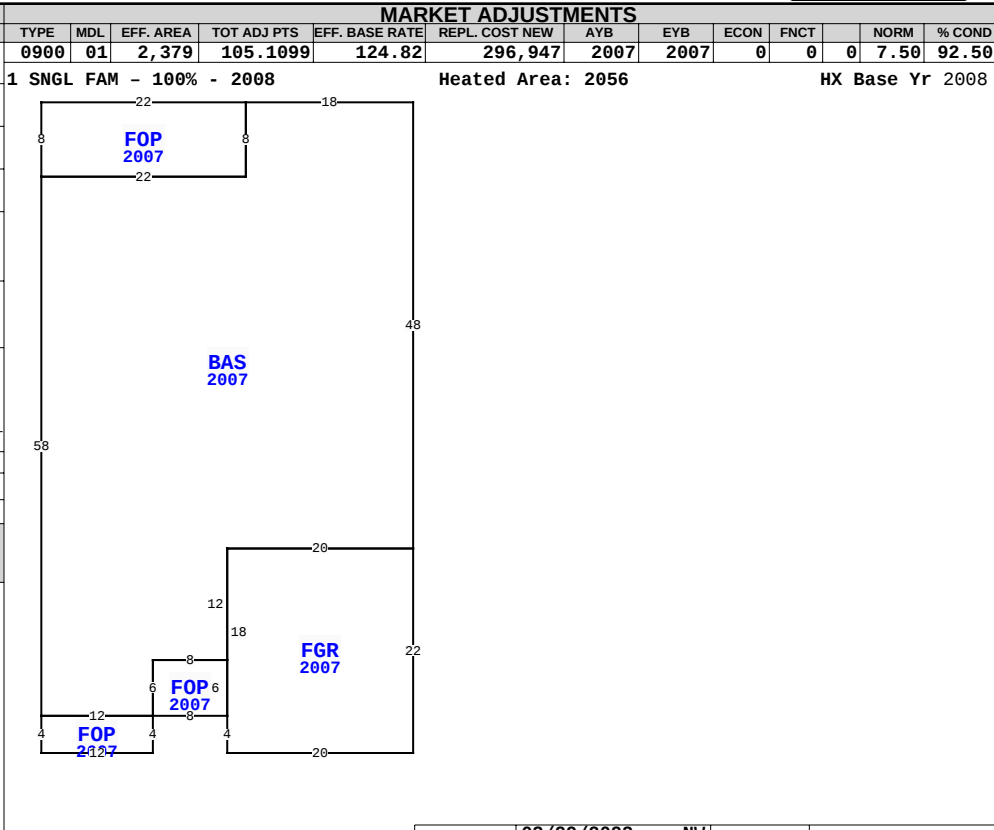
12-2N-27-1462-0014-0000



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	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
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	2,056	100	2,056	237,383
FGR	440	55	242	27,941
FOP	48	30	14	1,616
FOP	48	30	14	1,616
FOP	176	30	53	6,119
TOTALS	2,768		2,379	274,676



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

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	92	3,220	
2	0811	CONCRETE B	0 100	0	0	702.00	SF	5.20	5.20	100	2007	2007	3	89	3,249	
3	0462	ST/AL FNC	0 100	0	0	672.00	SF	10.00	10.00	100	2007	2007	3	52	3,494	

LAND DESCRIPTION										TOTAL OB/XF										9,963	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL				
1	000136	C	SFR INT	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		274,676	
TOTAL MARKET OB/XF VALUE		9,963	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		369,639	
SOH/AGL Deduction		190,239	
ASSESSED VALUE		179,400	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		129,400	
TOTAL JUST VALUE		369,639	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		322,757	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18595	ELEC OTHER	2,000	01/01/2007
M12317	MECH OTHER	0	12/01/2006
P11804	OTHER	0	12/01/2006
C18821	CO ISSUED	0	11/01/2006
B18821	NEW CONSTR	280,000	11/01/2006
R09887	REPAIR/RRF	5,000	11/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1491/1099	4/10/2007	WD	Q	I		315,800	
GRANTOR:MORRISON HOMES INC							
GRANTEE:GUELDER SANDRA & H							
1201/1770	1/15/2004	WD	U	V	19	2,970,000	
GRANTOR:NORTH HAMPTON LLC							
GRANTEE:MORRISON HOMES INC							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2007] W18 FOP=[YR=2007] W22 S8 E22 N8\$ S8 W22 S58 FOP=[YR=2007] S4 E12 N4 W12\$ E12 FOP=[YR=2007] E8 FGR=[YR=2007] S4 E20 N22 W20 S18\$ N6 W8 S6\$ N6 E8 N12 E20 N48\$.									