

TRACT A (LAKE)  
 TRACT B (NATURE AREA)  
 TRACT C (UTILITIES)

NORTH HAMPTON ASSOCIATION INC  
 6972 LAKE GLORIA BLVD  
 ORLANDO, FL 32809

**2024**

12-2N-27-1460-000A-0000  


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY		STANDARD		Tax Group: 4		Tax Dist:		PERMIT NUM		DESCRIPTION		AMT		ISSUED																																	
														BUILDING MARKET VALUE		0		TOTAL MARKET OB/XF VALUE		0		TOTAL LAND VALUE - MARKET		100		TOTAL MARKET VALUE		100		SOH/AGL Deduction		0		ASSESSED VALUE		100		TOTAL EXEMPTION VALUE		0		BASE TAXABLE VALUE		100		TOTAL JUST VALUE		100		NCON VALUE		0		INCOME VALUE				PREVIOUS YEAR MKT VALUE		100	
DOR CODE										0005 COMMON S/D LANDS																																																			
MAP NUM																				04																																									
NEIGHBORHOOD/LOC										4043.00																																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																									
TOTALS																																																													
EXTRA FEATURES										85075 BIRDSONG CT, FERNANDINA BEACH																																																			
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																																													
LAND DESCRIPTION										TOTAL OB/XF										0																																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																					
1	000005	C	COMMON S/D L	0			0.00	0.00	1.00	UT		1.00	1.00	1.00	100.00	100.00	100																																												
REVIEW DATE 02/08/2024 BY KBA Total Acres: 0.00 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 08/06/2024 BY SYS																																																													

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	0		
TOTAL MARKET OB/XF VALUE	0		
TOTAL LAND VALUE - MARKET	100		
TOTAL MARKET VALUE	100		
SOH/AGL Deduction	0		
ASSESSED VALUE	100		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	100		
TOTAL JUST VALUE	100		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	100		
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1542/1952	11/02/2007	QC	U	I	06	100	
GRANTOR: NORTH HAMPTON LLC							
GRANTEE: NORTH HAMPTON ASSOC							

BUILDING NOTES			

BUILDING DIMENSIONS			