LOT 11
IN OR 1423/1857
NORTH HAMPTON PHASE 1 PB 6/215

KEAR DAVID S & CAROL A
86428 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0011-0000

BUILDING CHARACTERISTICS

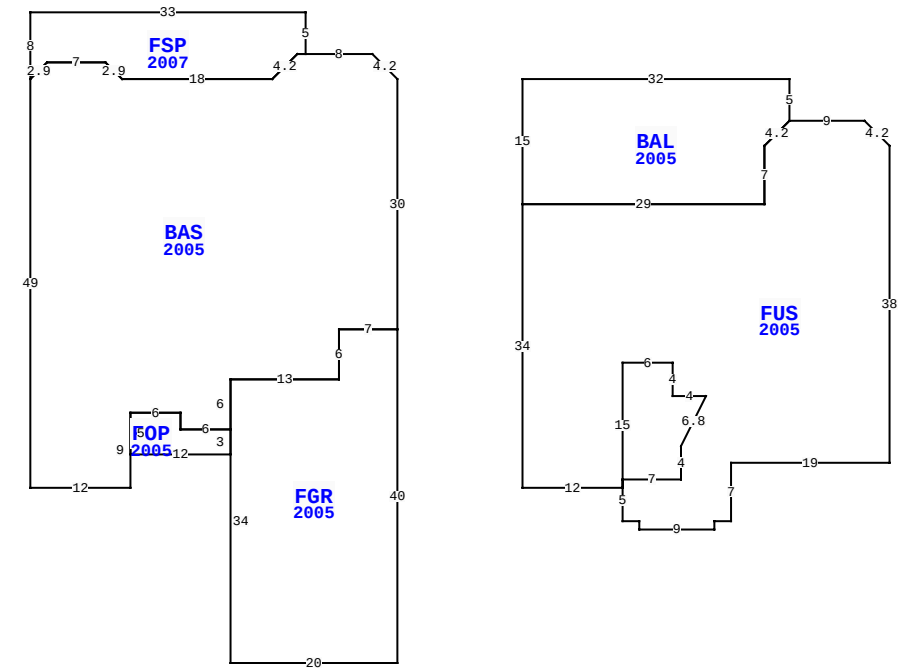
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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
BAL	455	15	68	8,231
BAS	1,812	100	1,812	219,323
FGR	722	55	397	48,053
FOP	48	30	14	1,694
FSP	239	40	96	11,620
FUS	1,538	100	1,538	186,158
TOTALS	4,814		3,925	475,078

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,925	106.4070	133.01	522,064	2005	2005	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2007 Heated Area: 3350 HX Base Yr 2007



86428 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		475,078
TOTAL MARKET OB/XF VALUE		17,464
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		620,042
SOH/AGL Deduction		241,600
ASSESSED VALUE		378,442
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		328,442
TOTAL JUST VALUE		620,042
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		599,421

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412446	NEW CONSTR	248,598	03/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1423/1857	6/28/2006	WD	Q	I		580,000
GRANTOR: INTERVEST CONSTRUCTIO						
GRANTEE: KEAR DAVID S & CARO						
1184/0359	10/28/2003	WD	U	V	19	1,232,260
GRANTOR: NORTH HAMPTON LLC						
GRANTEE: INTERVEST CONSTRUCT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] U3 L3 W8 FSP=[YR=2007] N5 W33 S8 U2 R2 E7 R2 D2 E18 U3 R3 E1$ W1 L3 D3 W18 U2 L2 W7 L2 D2 S49 E12 N9 FOP=[YR=2005] S5 E12 N3 W6 N2 W6$ E6 S2 E6 N6 FGR=[YR=2005] S34 E20 N40 W7 S6 W13$ E13 N6 E7 N30$ PTR=E15 BAL=[YR=2005] E32 S5 FUS=[YR=2005] E9 D3 R3 S38 W19 S7 W2 S1 W9 N1 W2 N5 E7 N4 R3 U6 W4 N4 W6 S15 W12 N34 E29 N7 R3 U3 $ D3 L3 S7 W29 N15$W15 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115	
2	0812	CONCRETE C	0	100	0	0	1,749.00	SF	4.00	4.00	100	2005	2005	3	86	6,017	
3	0462	ST/AL FNC	0	100	0	0	1,134.00	SF	10.00	10.00	100	2007	2007	3	48	5,443	
4	0463	FENCE GATE	0	100	0	0	4.00	UT	300.00	300.00	100	2007	2007	3	72	864	
5	1076	TRELLIS A	0	100	20	15	300.00	SF	7.50	7.50	100	2019	2019	3	90	2,025	

LAND DESCRIPTION

TOTAL OB/XF 17,464

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	000134	C	SFR POND	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 03/24/2020 BY NWP Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/06/2024 BY SYS