LOT 50
NORTH HAMPTON PHASE 1 PB 6/215

SHANAHAN GEORGE W JR & MARY ANNE
86662 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0050-0000

BUILDING CHARACTERISTICS

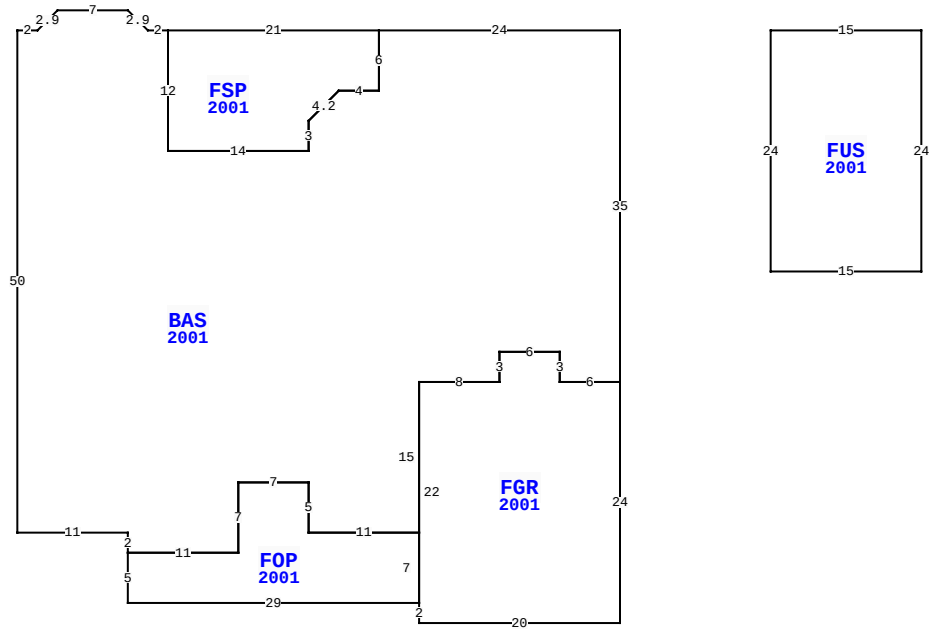
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,473	100	2,473	321,584
FGR	498	55	274	35,630
FOP	216	30	65	8,452
FSP	215	40	86	11,183
FUS	360	100	360	46,814
TOTALS	3,762		3,258	423,663

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,258	116.8860	146.11	476,026	2001	2001	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2021 Heated Area: 2833 HX Base Yr 2021



86662 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		423,663
TOTAL MARKET OB/XF VALUE		9,482
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		560,645
SOH/AGL Deduction		219,503
ASSESSED VALUE		341,142
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		291,142
TOTAL JUST VALUE		560,645
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		541,875

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2334/0185	1/22/2020	WD	Q	I	01	390,000
GRANTOR: CAMPBELL BARRY E & LI						
GRANTEE: SHANAHAN GEORGE W J						
1409/0124	5/02/2006	WD	Q	I		447,000
GRANTOR: HUNT TODD & CHRISTINA						
GRANTEE: CAMPBELL BARRY E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W24 FSP=[YR=2001] W21 S12 E14 N3 U3 R3 E4 N6 $ S6 W4 D3 L3 S3 W14 N12 W2 U2 L2 W7 D2 L2 W2 S50 E11 S2 FOP=[YR=2001] S5 E29 FGR=[YR=2001] S2 E20 N24 W6 N3 W6 S3 W8 S22$ N7 W11 N5 W7 S7 W11 $ E11 N7 E7 S5 E11 N15 E8 N3 E6 S3 E6 N35 $ PTR= E15 FUS=[YR=2001] E15 S24 W15 N24 $ 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	2001	2001	3	85	2,975	
2	0810	CONCRETE A	0	100	0	0	786.00	SF	6.50	6.50	100	2001	2001	3	80	4,087	
3	0855	CONC PAVER	0	100	0	0	275.00	SF	10.00	10.00	100	2007	2007	3	88	2,420	

LAND DESCRIPTION

TOTAL OB/XF 9,482

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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/06/2024 BY SYS