LOT 53
NORTH HAMPTON PHASE 1 PB 6/215

TAYLOR LIVING TRUST/TAYLOR ROBERT MARK CO-TRUSTEE
86698 N HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0053-0000

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

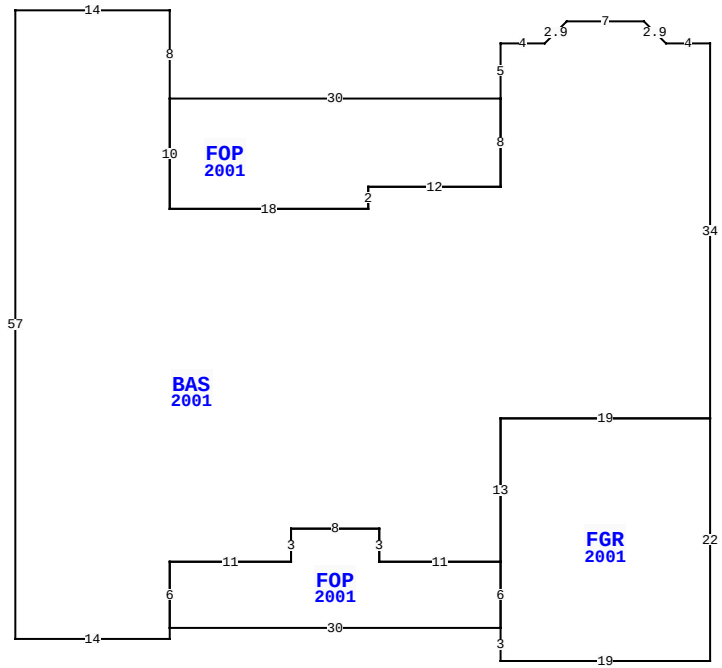
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,422	100	2,422	332,416
FGR	418	55	230	31,567
FOP	204	30	61	8,372
FOP	276	30	83	11,392
TOTALS	3,320		2,796	383,747

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,796	117.4320	146.79	410,425	2001	2010	0	0	0	6.50	93.50

1 SNGL FAM – 100% - 2024 Heated Area: 2422 HX Base Yr 2024



86698 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		383,747
TOTAL MARKET OB/XF VALUE		15,841
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		527,088
SOH/AGL Deduction		358,683
ASSESSED VALUE		168,405
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		118,405
TOTAL JUST VALUE		527,088
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		484,935

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2315620	REPLACE (18) WIND	40,900	12/07/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2673/486	9/26/2023	WD	U	I	11	100
GRANTOR: TAYLOR JENNIFER & ROB						
GRANTEE: TAYLOR LIVING TRUST						
2652/605	6/30/2023	WD	Q	I	02	700,000
GRANTOR: MEHTA ASHOK REVOCABLE						
GRANTEE: TAYLOR JENNIFER & R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001;ORIG=0,0] W4 U2L2 W7 D2L2 W4 S5 S8 W12 S2 W18 N10 N8 W14 S57 E14 N1 N6 E11 N3 E8 S3 E11 N13 E19 N34 $
FGR=[YR=2001;ORIG=-19,53] S3 E19 N22 W19 S13 S6 $
FOP=[YR=2001;ORIG=-19,5] W30 S10 E18 N2 E12 N8 $
FOP=[YR=2001;ORIG=-49,53] E30 N6 W11 N3 W8 S3 W11 S6 $
.

EXTRA FEATURES

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	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	20	400	
2	0811	CONCRETE B	0	100	0	0	850.00	SF	5.20	5.20	100	2001	2001	3	80	3,536	
3	0861	POOL GUNIT	0	100	0	0	336.00	SF	85.00	85.00	100	2001	2001	3	27	7,711	
4	0845	KOOL DECK	0	100	0	0	364.00	SF	7.25	7.25	100	2001	2001	3	80	2,111	
5	0911	SCRN RM A	0	100	35	17	595.00	SF	17.50	17.50	100	2001	2001	3	20	2,083	

LAND DESCRIPTION

TOTAL OB/XF 15,841

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	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 04/19/2021 BY NWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/06/2024 BY SYS