

LOT 61
IN OR 1484/1011
NORTH HAMPTON PHASE 1 PB 6/215

PATTERSON HENRY R & KAREN W
86443 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0061-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 60
Interior Floor	19 MARBLE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	5 100
Frame	02 WOOD FRAME 100
Stories	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
BAS	3,519	100	3,519	502,975
FGR	777	55	427	61,032
FOP	75	30	22	3,145
FOP	463	30	139	19,867
FUS	1,614	100	1,614	230,691
TOTALS	6,448		5,721	817,710

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	91	3,185	
2	0812	CONCRETE C	0	100	0	0	1,584.00	SF	4.00	4.00	100	2007	2007	3	88	5,576	
3	1126	CB/STC 8"	0	100	0	0	115.00	SF	8.00	8.00	100	2007	2007	3	88	810	

LAND DESCRIPTION	
L N	USE CODE
1	000135

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	5,721	124.2885	155.36	888,815	2007	2007	0	0	8.00	92.00
1 SNGL FAM - 100% - 2020 Heated Area: 5133 HX Base Yr											
86443 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH											

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100
2	0812	CONCRETE C	0	100	0	0	1,584.00	SF	4.00	4.00	100
3	1126	CB/STC 8"	0	100	0	0	115.00	SF	8.00	8.00	100

TOTAL OB/XF											
9,571											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT	1.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			817,710
TOTAL MARKET OB/XF VALUE			9,571
TOTAL LAND VALUE - MARKET			127,500
TOTAL MARKET VALUE			954,781
SOH/AGL Deduction			316,563
ASSESSED VALUE			638,218
TOTAL EXEMPTION VALUE	13		638,218
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			954,781
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			918,213

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12150	MECH OTHER	0	10/01/2006
E17934	ELEC OTHER	1,500	08/01/2006
P11482	OTHER	0	08/01/2006
P11505	OTHER	0	08/01/2006
C18113	CO ISSUED	0	07/01/2006
R09496	REPAIR/RRF	3,500	07/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1484/1011	3/12/2007	WD	Q	I	
GRANTOR: INTERVEST CONSTRUCTIO					SALE PRICE
GRANTEE: PATTERSON HENRY R &					
1291/0360	1/27/2005	WD	U	V	19
GRANTOR: NORTH HAMPTON LLC					1,425,900
GRANTEE: INTERVEST CONSTRUCT					

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2007] W10 FOP=[YR=2007] W33 S11 D5 R5 E23 N8 U5 R5 N3 \$ S3 D5 L5 S8 W23 U5 L5 N19 W19 S3 W12 S46 E4 S13 FGR=[YR=2007] S31 E23 N39 W8 S8 W15 \$ E15 N8 E8 S6 E09FOP=[YR=2007] S5 E12 N2 W2 N6 W7 S3 W3 \$ E3 N3 E7 S6 E12 S5 E7 N2 E9 N55\$PTR=E30 FUS=[YR=2007] E16 S20 E2 D12 R12 E14 N2 E27 S5 W2 S13 E2 S5 W31 N3 W7 N5 W21 N19 W12 N26 \$ W30 \$.	