

LOT 62
IN OR 2004/1070
NORTH HAMPTON PHASE 1 PB 6/215

BLANC DRU M & TAMMY L
86071 HAMPTON BAYS DR
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0062-0000



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	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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
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NEIGHBORHOOD/LOC	4043.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,107	100	2,107	273,380
FGR	462	55	254	32,956
FOP	50	30	15	1,947
FSP	393	40	157	20,370
FUS	329	100	329	42,687
PTO	602	5	30	3,892

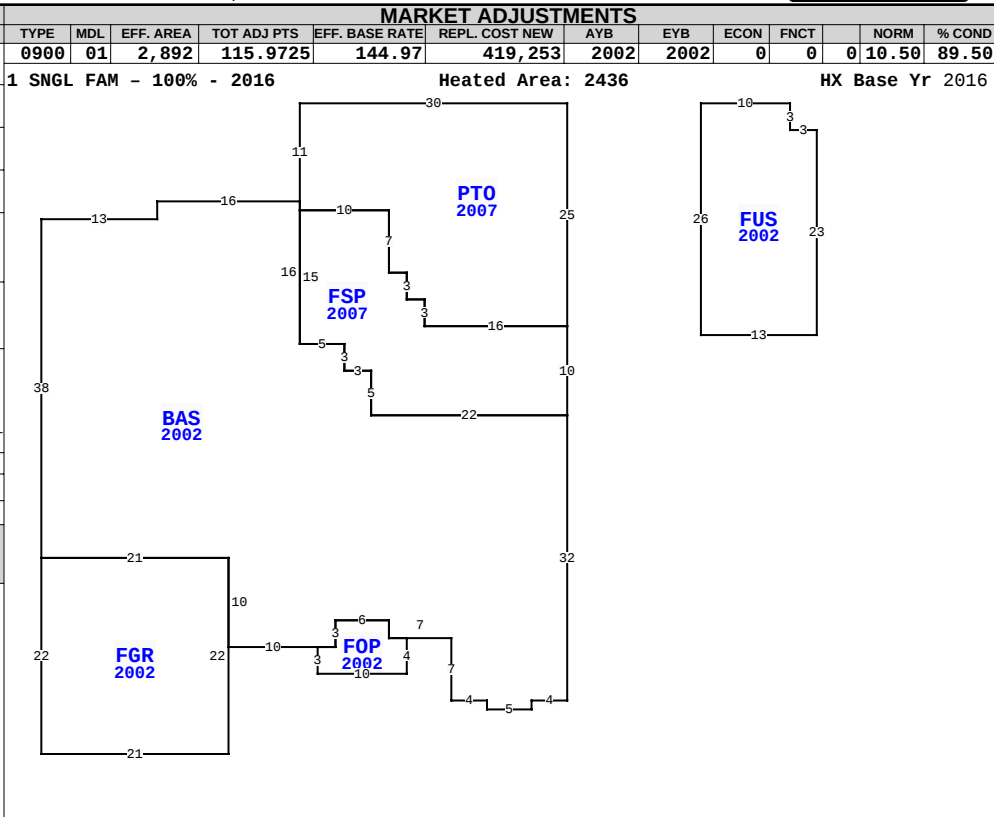
TOTALS	3,943		2,892	375,231
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EXTRA FEATURES

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	86	3,010	
2	0812	CONCRETE C	0 100	0	0	1,509.00	SF	4.00	4.00	100	2002	2002	3	82	4,950	
3	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2007	2007	3	31	1,550	
4	1076	TRELLIS A	0 100	20	25	500.00	SF	7.50	7.50	100	2004	2004	3	36	1,350	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							



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

86071 HAMPTON BAYS DR, FERNANDINA BEACH

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1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	86	3,010	
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4	1076	TRELLIS A	0 100	20	25	500.00	SF	7.50	7.50	100	2004	2004	3	36	1,350	

TOTAL OB/XF

TOTAL OB/XF	10,860
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NASSAU COUNTY PROPERTY

VALUATION BY	STANDARD	
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		375,231
TOTAL MARKET OB/XF VALUE		10,860
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		513,591
SOH/AGL Deduction		235,740
ASSESSED VALUE		277,851
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		222,851
TOTAL JUST VALUE		513,591
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		497,262

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005903	REMODEL	37,256	06/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2004/1070	9/09/2015	WD	Q	I	02	350,000
GRANTOR: RASMUSSEN CARL J &						
GRANTEE: BLANC DRU M & TAMMY						
1909/1763	3/31/2014	WD	Q	I	01	328,000
GRANTOR: MOORE JUNE ELLEN						
GRANTEE: RASMUSSEN CARL J &						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2007] W30 S11 BAS=[YR=2002] W16 S2 W13 S38
FGR=[YR=2002] S22 E21 N22 W21\$ E21 S10 E10 FOP=[YR=2002] S3
E10 N4 W2 N2 W6 S3 W2\$ E2 N3 E6 S2 E7 S7 E4 S1 E5 N1 E4 N32
FSP=[YR=2007] N10 W16 N3 W2 N3 W2 N7 W10 S15 E5 S3 E3 S5 E22\$
W22 N5 W3 N3 W5 N16\$ S1 E10 S7 E2 S3 E2 S3 E16 N25\$ PTR= E15
FUS=[YR=2002] E10 S3 E3 S23 W13 N26 \$ W15 \$.