LOT 67
NORTH HAMPTON PHASE 1 PB 6/215

KERNS SUSAN L LIVING TRUST/KERNS SUSAN L TRUSTEE
86167 HAMPTON BAYS DR
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0067-0000

BUILDING CHARACTERISTICS

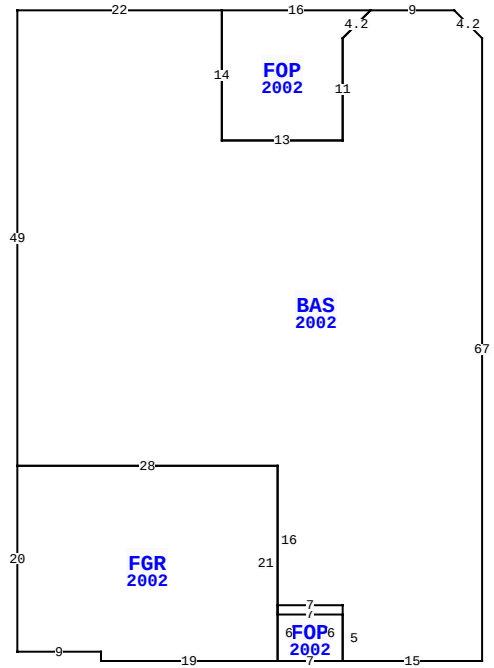
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,686	100	2,686	350,603
FGR	579	55	318	41,509
FOP	42	30	13	1,696
FOP	187	30	56	7,309
TOTALS	3,494		3,073	401,117

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,073	113.5050	141.88	435,997	2002	2007	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2023 Heated Area: 2686 HX Base Yr 2023



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

86167 HAMPTON BAYS DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		401,117
TOTAL MARKET OB/XF VALUE		3,578
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		532,195
SOH/AGL Deduction		2,501
ASSESSED VALUE		529,694
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		479,694
TOTAL JUST VALUE		532,195
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		514,266

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209896	NEW CONSTR	240,000	06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2711/973	5/08/2024	WD	U	I	11	100
GRANTOR: KERNS SUSAN L						
GRANTEE: KERNS SUSAN L LIVIN						
2479/0432	7/13/2021	WD	Q	I	01	489,900
GRANTOR: BARRETT MITCHELL A &						
GRANTEE: KERNS SUSAN L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] U3 L3 W9 FOP=[YR=2002] W16 S14 E13 N11 U3 R3 $ D3 L3 S11 W13 N14 W22 S49 FGR=[YR=2002] S20 E9 S1 E19 FOP=[YR=2002] E7 N6 W7 S6 $ N21 W28 $ E28 S16 E7 S5 E15 N67$.

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	0812	CONCRETE C	0	100	0	0	1,091.00	SF	4.00	4.00	100	2002	2002	3	82	3,578	

LAND DESCRIPTION

TOTAL OB/XF 3,578

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 05/05/2022 BY NWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/06/2024 BY SYS