LOT 69
NORTH HAMPTON PHASE 1 PB 6/215

TRINE THOMAS N & CAROL L
86193 HAMPTON BAYS DR
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0069-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

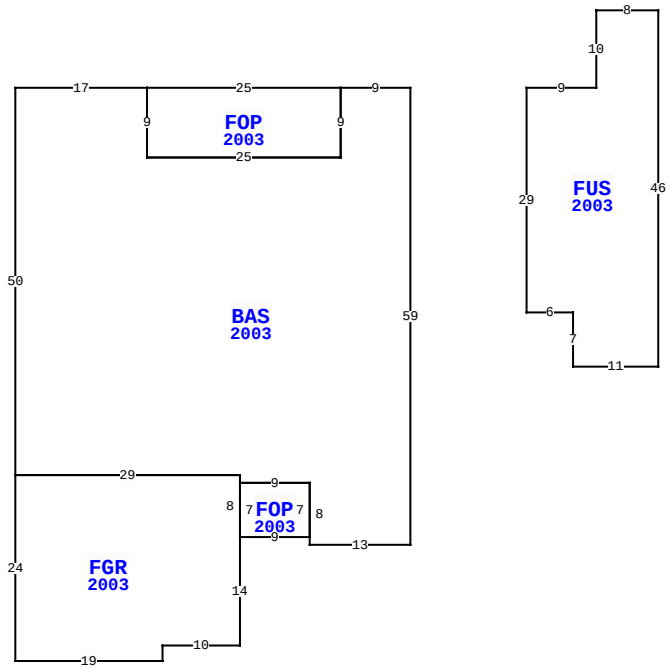
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	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
NEIGHBORHOOD/LOC	4043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,451	100	2,451	308,782
FGR	676	55	372	46,866
FOP	63	30	19	2,394
FOP	225	30	68	8,567
FUS	650	100	650	81,888
TOTALS	4,065		3,560	448,496

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,560	111.9825	139.98	498,329	2003	2003	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2023 Heated Area: 3101 HX Base Yr 2023



86193 HAMPTON BAYS DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		448,496
TOTAL MARKET OB/XF VALUE		29,009
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		605,005
SOH/AGL Deduction		406
ASSESSED VALUE		604,599
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		554,599
TOTAL JUST VALUE		605,005
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		586,989

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0414142	XFOB	7,300	12/01/2004
E0310681	NEW CONSTR	2,000	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2605/0495	11/30/2022	WD	Q	I	01	649,000
GRANTOR: DORE GARY M & KAREN S						
GRANTEE: TRINE THOMAS & CARO						
1730/0161	2/22/2011	WD	U	I	11	259,900
GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: DORE GARY M & KAREN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W9 FOP=[YR=2003] W25 S9 E25 N9$ S9 W25 N9 W17 S50 FGR=[YR=2003] S24 E19 N2 E10 N14 FOP=[YR=2003] E9 N7 W9 S7$ N8 W29$ E29 S1 E9 S8 E13 N59$ PTR=E15 FUS=[YR=2003] E9 N10 E8 S46 W11 N7 W6 N29$ 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	2003	2003	3	87	3,045	
2	0811	CONCRETE B	0	100	0	0	1,067.00	SF	5.20	5.20	100	2003	2003	3	83	4,605	
3	0910	SCRN RM L	0	100	25	44	1,100.00	SF	15.00	15.00	100	2004	2004	3	22	3,630	
4	0861	POOL GUNIT	0	100	15	30	450.00	SF	85.00	85.00	100	2004	2004	3	36	13,770	
5	0845	KOOL DECK	0	100	0	0	650.00	SF	7.25	7.25	100	2004	2004	3	84	3,959	

LAND DESCRIPTION

TOTAL OB/XF 29,009

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/06/2024 BY SYS