

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	10	STEEL FRME 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	01	MINIMUM 100	
Interior Floo	03	CONC FINSH 100	
Ceiling	04	NONE 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Plumbing		7 100	
Frame	05	STEEL 100	
Story Height		0 100	
RMS		5 100	
Stories	1.	1. 100	
Class	00	. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	04	Quality Level 04	
DOR CODE	3800	GOLF COURSES	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4043.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	3,650	100	3,650
GOF	800	210	1,680
UST	550	50	275
UST	550	50	275
TOTALS	5,550		5,880
			172,039

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
4803	06	5,880	87.5986	40.08	235,670	2001	2001	0	0	27.00	73.00		
1 STOR WAREH - 0% - 0 Heated Area: 4450 HX Base Yr													
BLD DATE 03/01/2021 KK LGL DATE 03/01/2021 KK XF DATE 03/01/2021 KK LAND DATE 03/01/2021 KK INC DATE													

NASSAU COUNTY PROPERTY				PAGE 1 of 3	4
VALUATION SUMMARY					
VALUATION BY				RECONCILE	
Tax Group: 4				Tax Dist:	
BUILDING MARKET VALUE				396,840	
TOTAL MARKET OB/XF VALUE				396,840	
TOTAL LAND VALUE - MARKET				556,320	
TOTAL MARKET VALUE				1,350,000	
SOH/AGL Deduction				0	
ASSESSED VALUE				1,350,000	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				1,350,000	
TOTAL JUST VALUE				1,350,000	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				1,350,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2062/0912	8/01/2016	SW	Q	I	01	1,650,000
GRANTOR: THE GOLF CLUB AT NORT						
GRANTEE: NORTH HAMPTON GOLF						
1740/0304	5/09/2011	QC	U	I	11	100
GRANTOR: NORTH HAMPTON LLC						
GRANTEE: THE GOLF CLUB AT NO						

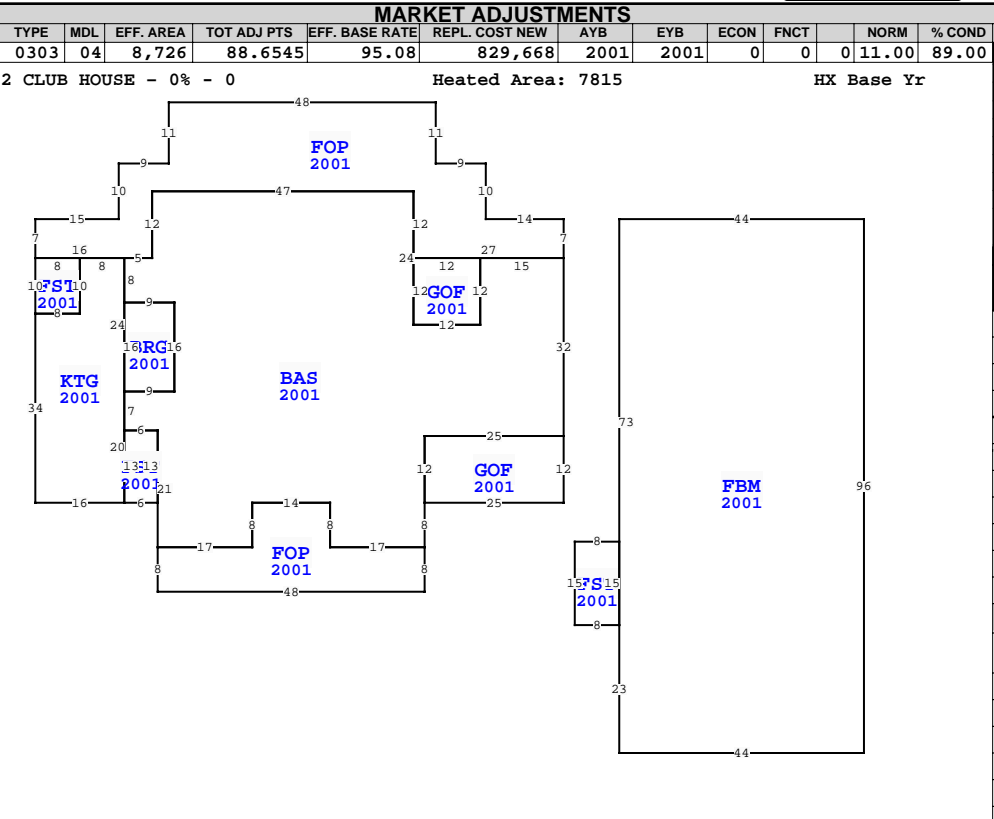
EXTRA FEATURES																	
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	2503	GOLF CRS 3	0	0	0	0	1.00	UT	44,000.00	44,000.00	100	2002	2002	3	82	36,080	
2	2503	GOLF CRS 3	0	0	0	0	2.00	UT	44,000.00	44,000.00	100	2002	2002	3	82	72,160	
3	2503	GOLF CRS 3	0	0	0	0	2.00	UT	44,000.00	44,000.00	100	2002	2002	3	82	72,160	
4	2503	GOLF CRS 3	0	0	0	0	1.00	UT	44,000.00	44,000.00	100	2002	2002	3	82	36,080	
5	1123	CB 8"	0	0	0	0	1,050.00	SF	6.15	6.15	100	2001	2001	3	80	5,166	
6	0803	ASPHALT C	0	0	0	0	24,574.00	SF	2.00	2.00	100	2001	2001	3	50	24,574	
7	0812	CONCRETE C	0	0	0	0	3,664.00	SF	4.00	4.00	100	2001	2001	3	80	11,725	
8	0424	CL FNC 6'	0	0	0	0	673.00	LF	23.00	23.00	100	2001	2001	3	55	8,513	
9	0464	FNC GT 10'	0	0	0	0	4.00	UT	350.00	350.00	100	2001	2001	3	55	770	
10	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	2001	2001	3	20	80	

BUILDING NOTES			

BUILDING DIMENSIONS			
GOF=[YR=2001] W16 BAS=[YR=2001] W73 UST=[YR=2001] W11 S50			
E11 N50 \$ S50 E73 N50 \$ S50 E16 N50 \$ PTR= E15 UST=[YR=2001]			
E11 S50 W11 N50 \$ W15 \$ .			

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	003800	C	GOLF CRS	0		PUD	0.00	0.00	17.23	AC		1.00	1.00	1.00	2,000.00	2,000.00	34,460							
2	003800	C	GOLF CRS	0		PUD	0.00	0.00	205.33	AC		1.00	1.00	1.00	2,000.00	2,000.00	410,660							
3	003800	C	GOLF CRS	0		PUD	0.00	0.00	1.81	AC		1.00	1.00	1.00	20,000.00	20,000.00	36,200							
4	003800	C	GOLF CRS	0		PUD	0.00	0.00	3.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	75,000							

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	06	CUST PANEL 30
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		20 100
Frame	03	MASONRY 100
Story Height		0 100
RMS		10 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100



VALUATION BY		RECONCILE
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		396,840
TOTAL MARKET OB/XF VALUE		396,840
TOTAL LAND VALUE - MARKET		556,320
TOTAL MARKET VALUE		1,350,000
SOH/AGL Deduction		0
ASSESSED VALUE		1,350,000
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		1,350,000
TOTAL JUST VALUE		1,350,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,350,000

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,646	100	3,646	308,529
BRG	144	125	180	15,231
FBM	4,224	70	2,957	250,225
FOP	496	30	149	12,609
FOP	1,289	30	387	32,748
FST	78	50	39	3,300
FST	80	50	40	3,385
FST	120	50	60	5,077
GOF	144	110	158	13,370
GOF	300	110	330	27,925
TOTALS	11,145		8,726	738,405

\*\* This building has 11 Sub-Areas  
22680 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH  
BLD DATE 03/01/2021 KK LGL DATE 03/01/2021 KK  
XF DATE 03/01/2021 KK LAND DATE 03/01/2021 KK  
INC DATE

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2062/0912	8/01/2016	SW	Q	I	01	1,650,000
GRANTOR: THE GOLF CLUB AT NORT						
GRANTEE: NORTH HAMPTON GOLF						
1740/0304	5/09/2011	QC	U	I	11	100
GRANTOR: NORTH HAMPTON LLC						
GRANTEE: THE GOLF CLUB AT NO						

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
11	0402	CONC BUMPE	0	0	0	11.00	UT	25.00	25.00	100	2001	2001	3	85	234	
12	0400	CONC CURB	0	0	0	120.00	LF	15.00	15.00	100	2001	2001	3	85	1,530	
13	2503	GOLF CRS 3	0	0	0	2.00	UT	44,000.00	44,000.00	100	2001	2001	3	80	70,400	
14	2503	GOLF CRS 3	0	0	0	6.00	UT	44,000.00	44,000.00	100	2001	2001	3	80	211,200	
15	0812	CONCRETE C	0	0	0	32,808.00	SF	4.00	4.00	100	2001	2001	3	80	104,986	
16	0803	ASPHALT C	0	0	0	62,378.00	SF	2.00	2.00	100	2001	2001	3	50	62,378	
17	0400	CONC CURB	0	0	0	2,586.00	LF	15.00	15.00	100	2001	2001	3	85	32,972	
18	0402	CONC BUMPE	0	0	0	19.00	UT	25.00	25.00	100	2001	2001	3	85	404	
19	1123	CB 8"	0	0	0	90.00	SF	6.15	6.15	100	2001	2001	3	80	443	
20	1126	CB/STC 8"	0	0	0	4,052.00	SF	8.00	8.00	100	2001	2001	3	80	25,933	

BUILDING NOTES	

BUILDING DIMENSIONS	
FOP=[YR=2001]	W14 N10 W9 N11 W48 S11 W9 S10 W15 S7
FST=[YR=2001]	S10 KTG=[YR=2001] S34 E16 FST=[YR=2001] E6
N13 W6 S13 \$ N20 BRG=[YR=2001]	E9 N16 W9 S16 \$ N24 W8 S10 W8
\$ E8 N10 W8 \$ E16 BAS=[YR=2001]	S8 E9 S16 W9 S7 E6 S21
FOP=[YR=2001]	S8 E48 N8 W17 N8 W14 S8 W17 \$ E17 N8 E14 S8
E17 N8 GOF=[YR=2001]	E25 N12 W25 S12 \$ N12 E25 N32 W15
GOF=[YR=2001]	W12 S12 E12 N12 \$ S12 W12 N24 W47 S12 W5 \$ E5
N12 E47 S12 E27 N7 \$ PTR=	E10 FBM=[YR=2001] E44 S96 W44 N23
FST=[YR=2001]	W8 N15 E8 S15 \$ N73 \$ W10 \$ .

LAND DESCRIPTION		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

PARCELS 1,2,5,6,TRACT 9 OF  
NORTH HAMPTON #1 PBK 6/215 &  
PT GOVT LOT 5 OF SEC 12-2N-27E

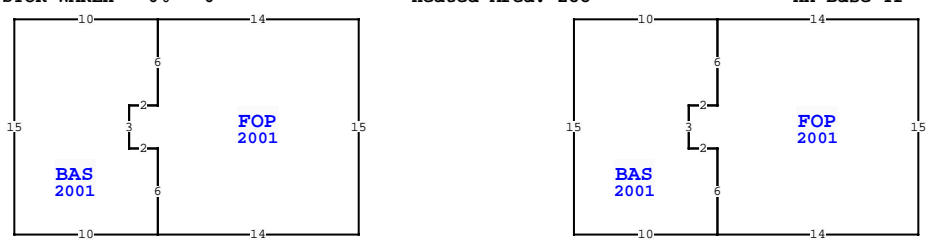
NORTH HAMPTON GOLF & SOCIAL LLC  
20315 NORMAN COLONY RD  
CORNELIUS, NC 28031

**2024**

12-2N-27-1460-00P1-0000  


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	03 CONC FINSH 100
Ceiling	01 FIN.SUSPD 100
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Plumbing	10 100
Frame	01 TYP WD 100
Story Height	0 100
RMS	4 100
Stories	1. 1. 100
Class	00 . 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
4803	06	504	74.3820	34.03	17,151	2001	2001	0	0	27.00	73.00		



Quality	03	Quality Level 03		
DOR CODE	3800	GOLF COURSES		
MAP NUM		MKT AREA 04		
NEIGHBORHOOD/LOC	4043.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	144	100	144	3,577
BAS	144	100	144	3,577
FOP	216	50	108	2,683
FOP	216	50	108	2,683
<b>TOTALS</b>	<b>720</b>		<b>504</b>	<b>12,520</b>

22680 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH  
 BLD DATE 03/01/2021 KK LGL DATE 03/01/2021  
 XF DATE 03/01/2021 KK LAND DATE 03/01/2021 KK  
 INC DATE

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
21	0940	SHEDS/PORT	0	0	0	0	108.00	SF	30.00	30.00	100	2001	2001	3	20	648	
22	0141	BAR TOP L	0	0	0	0	68.00	LF	86.00	86.00	100	2001	2001	3	20	1,170	
23	0812	CONCRETE C	0	0	0	0	1,064.00	SF	4.00	4.00	100	2001	2001	3	80	3,405	
24	0430	CL FNC 6B	0	0	0	0	92.00	LF	9.70	9.70	100	2001	2001	3	55	491	
25	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	2001	2001	3	55	385	
26	2503	GOLF CRS 3	0	0	0	0	4.00	UT	44,000.00	44,000.00	100	2001	2001	3	80	140,800	
27	2503	GOLF CRS 3	0	0	0	0	1.00	UT	44,000.00	44,000.00	100	2001	2001	3	80	35,200	

LAND DESCRIPTION																	TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
																	182,099									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 3 of 3	
VALUATION BY		RECONCILE	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		396,840	
TOTAL MARKET OB/XF VALUE		396,840	
TOTAL LAND VALUE - MARKET		556,320	
TOTAL MARKET VALUE		1,350,000	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,350,000	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,350,000	
TOTAL JUST VALUE		1,350,000	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		1,350,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2062/0912	8/01/2016	SW	Q	I	01	1,650,000
GRANTOR: THE GOLF CLUB AT NORT						
GRANTEE: NORTH HAMPTON GOLF						
1740/0304	5/09/2011	QC	U	I	11	100
GRANTOR: NORTH HAMPTON LLC						
GRANTEE: THE GOLF CLUB AT NO						

BUILDING NOTES

BUILDING DIMENSIONS
FOP=[YR=2001] W14 BAS=[YR=2001] W10 S15 E10 N6 W2 N3 E2 N6 \$ S6 W2 S3 E2 S6 E14 N15 \$ PTR= E15 BAS=[YR=2001] E10 FOP=[YR=2001] E14 S15 W14 N6 W2 N3 E2 N6 \$ S6 W2 S3 E2 S6 W10 N15 \$ W15 \$ .