

LOT 111
IN OR 1580/467
NORTH HAMPTON PHASE 1 PB 6/215

GRADY VICKI L LVG TRUST/GRADY VICKI L TRUSTEE
86330 EASTPORT DRIVE
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0111-0000



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	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

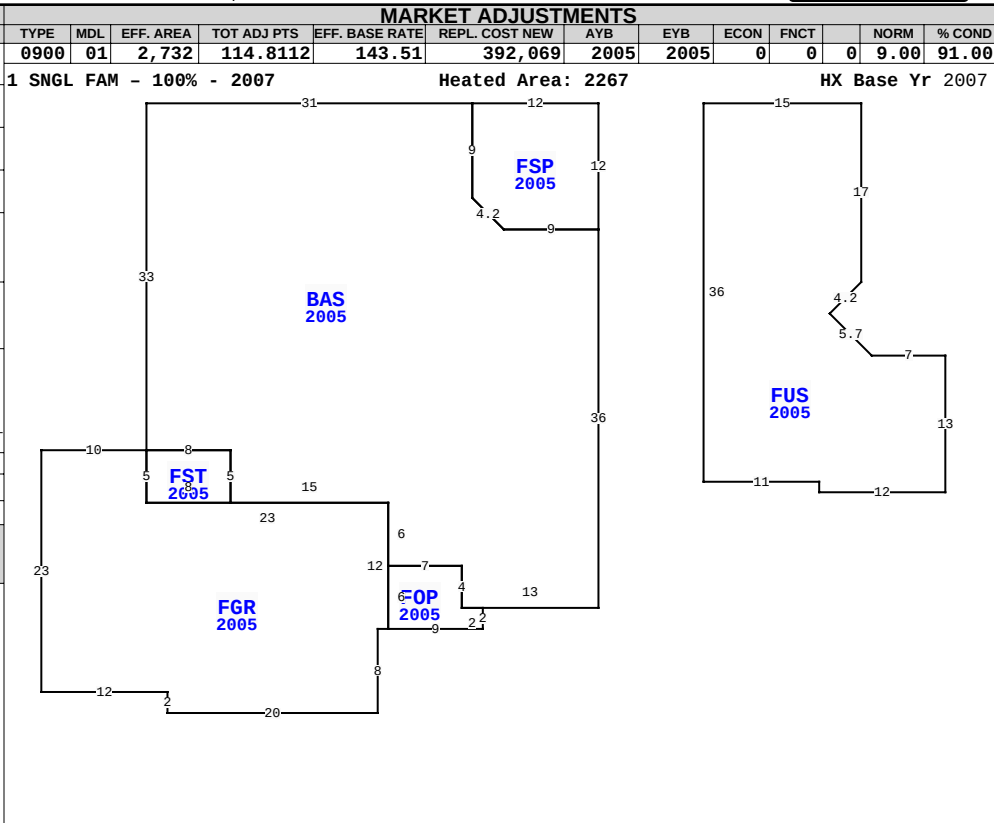
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,627	100	1,627	212,477
FGR	678	55	373	48,711
FOP	46	30	14	1,828
FSP	140	40	56	7,314
FST	40	55	22	2,873
FUS	640	100	640	83,580

TOTALS	3,171		2,732	356,783
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0811	CONCRETE B	0 100	0	0	866.00	SF	5.20	
3	0845	KOOL DECK	0 100	0	0	797.00	SF	7.25	
4	0910	SCRN RM L	0 100	0	0	1,247.00	SF	15.00	
5	0861	POOL GUNIT	0 100	0	0	430.00	SF	85.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00



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

TOTAL OB/XF									
35,416									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					356,783				
TOTAL MARKET OB/XF VALUE					35,416				
TOTAL LAND VALUE - MARKET					127,500				
TOTAL MARKET VALUE					519,699				
SOH/AGL Deduction					208,103				
ASSESSED VALUE					311,596				
TOTAL EXEMPTION VALUE					55,000				
BASE TAXABLE VALUE					256,596				
TOTAL JUST VALUE					519,699				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					506,084				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20086	SWIM POOL	7,680	06/01/2007
B19926	SWIM POOL	31,200	05/01/2007
E14531	ELEC OTHER	1,500	03/01/2005
M09322	MECH OTHER	0	02/01/2005
P08981	OTHER	0	02/01/2005
B14008	NEW CONSTR	0	01/01/2005

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1580/0467	8/06/2008	WD U	I	I	01	100			
GRANTOR: GRADY THOMAS J & VICK									
GRANTEE: GRADY THOMAS J & VI									
1388/1310	2/13/2006	WD U	I	I	07	100			
GRANTOR: INTERVEST CONSTRUCTIO									
GRANTEE: GRADY THOMAS J & VI									

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
FSP=[YR=2005] N12W12S9 D3 R3 E9\$ BAS=[YR=2005] W9 U3 L3 N9W31S33 FGR=[YR=2005] W10S23E12S2E20N8E1N12 W23N5\$FST=[YR=2005] S5E8N5W8\$E8S5E15 S6FOP=[YR=2005] S6E9N2W2N4W7\$E7S4E13 N36\$ PTR=E10N12 FUS=[YR=2005] S36E11 S1E12N13W7 U4 L4 R3 U3 N17W15\$ S12W10\$.									