

LOT 124
IN OR 1977/43
NORTH HAMPTON PHASE 1 PB 6/215

HOUSER BENJAMIN & CHRISTINA
86038 EASTPORT DR
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0124-0000



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		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

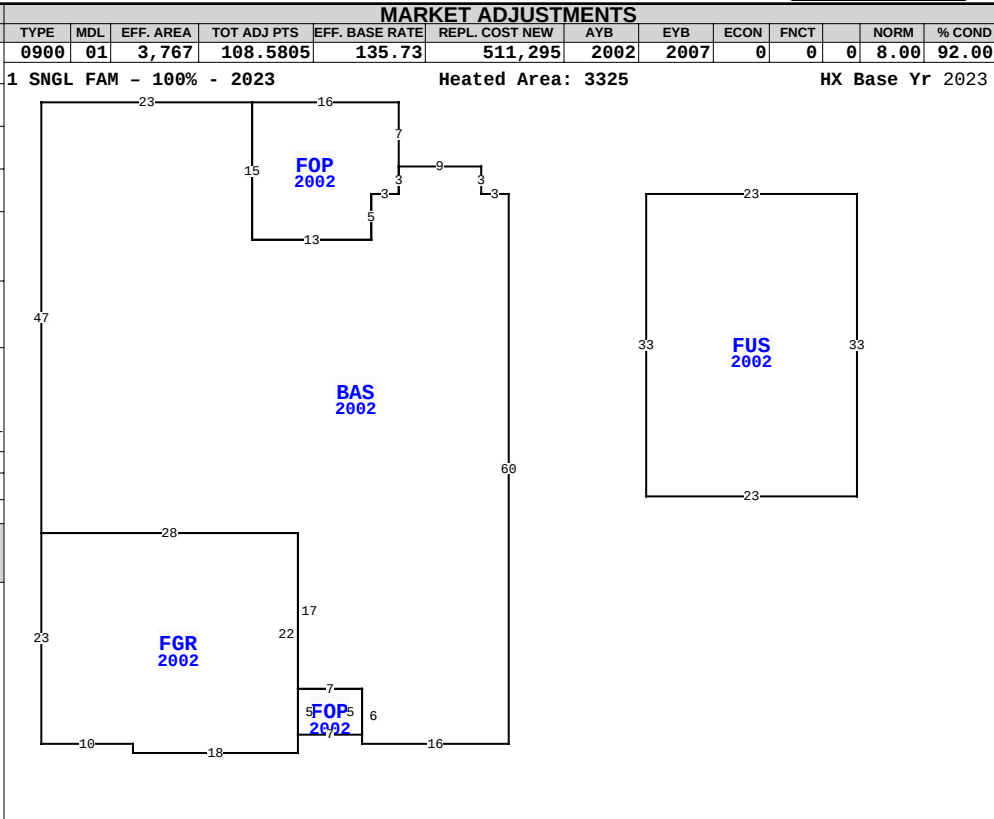
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,566	100	2,566	320,420
FGR	662	55	364	45,454
FOP	35	30	10	1,248
FOP	225	30	68	8,492
FUS	759	100	759	94,777

TOTALS	4,247		3,767	470,391
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	992.00	SF	5.20	5.20	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
3	0861	POOL GUNIT	0	100	0	0	509.00	SF	85.00	85.00	
4	0910	SCRN RM L	0	100	0	0	864.00	SF	15.00	15.00	
5	0845	KOOL DECK	0	100	0	0	355.00	SF	7.25	7.25	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000141	C	SFR GOLF B	100	0003	PUD	0.00	0.00	1.00	LT	



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

TOTAL OB/XF											
23,199											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						470,391					
TOTAL MARKET OB/XF VALUE						23,199					
TOTAL LAND VALUE - MARKET						105,000					
TOTAL MARKET VALUE						598,590					
SOH/AGL Deduction						2,208					
ASSESSED VALUE						596,382					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						546,382					
TOTAL JUST VALUE						598,590					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						579,012					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005501	ROOF	20,738	07/16/2020
B1319061	H/AC	0	12/01/2013
B0209895	NEW CONSTR	251,000	06/01/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2532/0883	1/21/2022	WD	Q	I	01	620,000	
GRANTOR: KHATTAK A FAROUQUE TR							
GRANTEE: HOUSER BENJAMIN & C							
1977/0043	4/27/2015	WD	Q	I	01	381,200	
GRANTOR: DWYER EDWARD J & JUDI							
GRANTEE: KHATTAK A FAROUQUE							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2002] W3 N3 W9 FOP=[YR=2002] N7 W16 S15 E13 N5 E3 N3 \$ S3 W3 S5 W13 N15 W23 S47 FGR=[YR=2002] S23 E10 S1 E18 N2 FOP=[YR=2002] E7 N5 W7 S5 \$ N22 W28 \$ E28 S17 E7 S6 E16 N60 \$ PTR= E15 FUS=[YR=2002] E23 S33 W23 N33 \$ W15 \$.											