LOT 133
NORTH HAMPTON PHASE 1 PB 6/215

STEWART ROBERT T & PATRICIA S L/E/
86192 HAMPTON BAYS DRIVE
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0133-0000

BUILDING CHARACTERISTICS

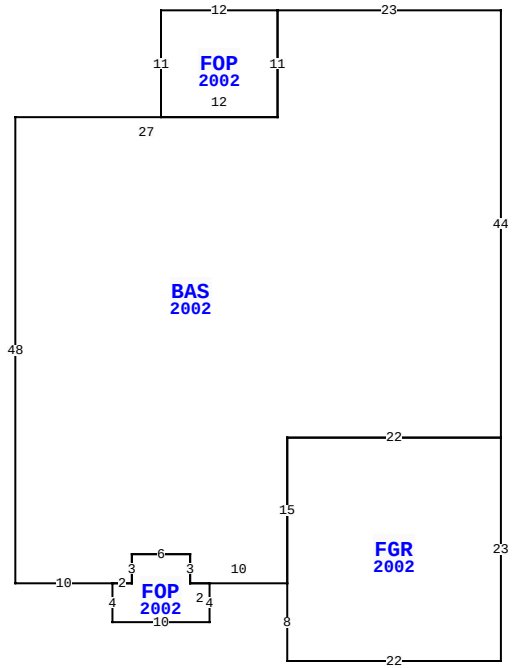
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,305	100	2,305	316,902
FGR	506	55	278	38,220
FOP	58	30	17	2,337
FOP	132	30	40	5,500
TOTALS	3,001		2,640	362,960

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,640	119.5488	149.44	394,522	2002	2007	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2022 Heated Area: 2305 HX Base Yr 2022



86192 HAMPTON BAYS DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		362,960
TOTAL MARKET OB/XF VALUE		10,313
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		458,273
SOH/AGL Deduction		183,908
ASSESSED VALUE		274,365
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		224,365
TOTAL JUST VALUE		458,273
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		442,018

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2706/838	4/09/2024	WD	U	I	11	100
GRANTOR: STEWART ROBERT TERRAN						
GRANTEE: STEWART JEFFREY D						
2485/1744	7/29/2021	WD	Q	I	01	449,900
GRANTOR: RODRIGUEZ MARTHA J &						
GRANTEE: STEWART ROBERT T &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W23 FOP=[YR=2002] W12 S11 E12 N11 $ S11 W27 S48 E10 FOP=[YR=2002] S4 E10 N4 W2 N3 W6 S3 W2 $ E2 N3 E6 S3 E10 FGR=[YR=2002] S8 E22 N23 W22 S15 $ N15 E22 N44 $.

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	2002	2002	3	86	3,010	
2	0855	CONC PAVER	0	100	0	0	718.00	SF	10.00	10.00	100	2017	2017	3	97	6,965	
3	1125	CB/STC 6"	0	100	0	0	56.00	SF	7.35	7.35	100	2002	2002	3	82	338	

LAND DESCRIPTION

TOTAL OB/XF 10,313

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	000136	C	SFR INT	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 04/06/2021 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/06/2024 BY SYS