



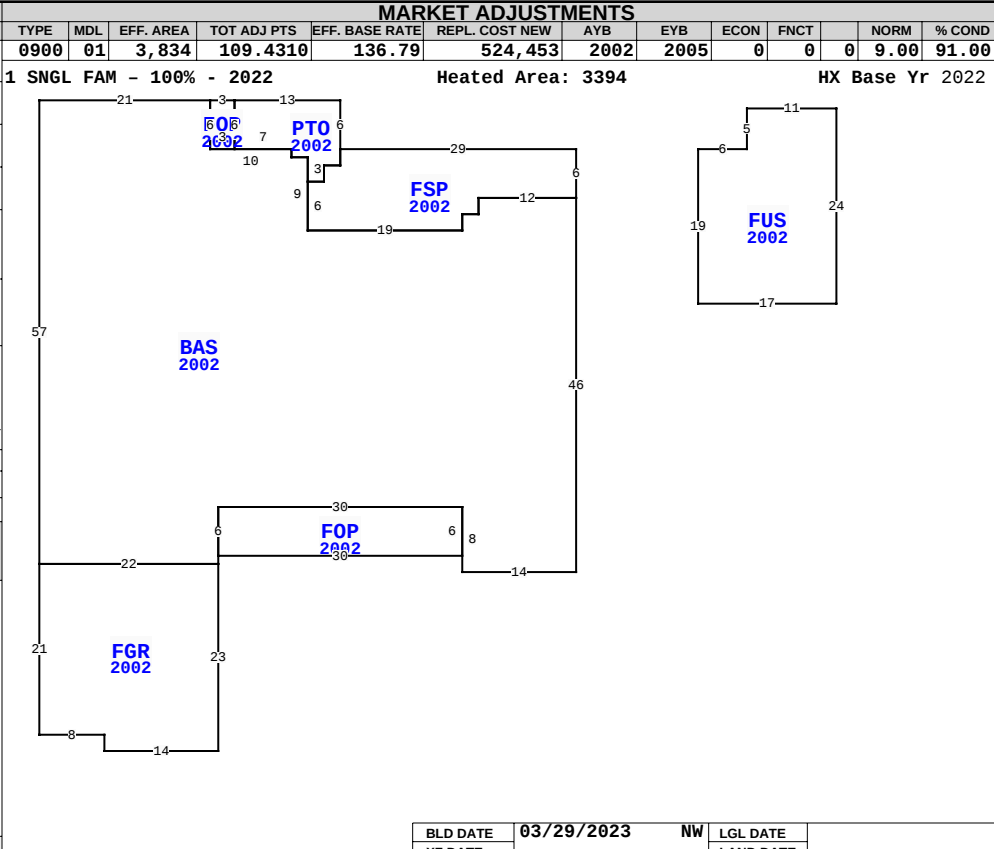
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	3,016	100	3,016	375,429
FGR	490	55	270	33,609
FOP	18	30	5	622
FOP	180	30	54	6,722
FSP	266	40	106	13,195
FUS	378	100	378	47,053
PTO	92	5	5	622
TOTALS	4,440		3,834	477,252

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2002
2	0812	CONCRETE C	0 100	0	0	1,137.00	SF	4.00	4.00	100	2002
3	0462	ST/AL FNC	0 100	0	0	720.00	SF	10.00	10.00	100	2004
4	0910	SCRN RM L	0 100	0	0	92.00	SF	15.00	15.00	100	2004



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

86511 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				477,252	
TOTAL MARKET OB/XF VALUE				9,635	
TOTAL LAND VALUE - MARKET				85,000	
TOTAL MARKET VALUE				571,887	
SOH/AGL Deduction				93,878	
ASSESSED VALUE				478,009	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				428,009	
TOTAL JUST VALUE				571,887	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				550,910	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25866	XFOB	0	03/01/2012

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2435/0136	2/17/2021	WD	Q	I	01
					SALE PRICE
					457,500
GRANTOR: LINARES EDNORA G & RO					
GRANTEE: DOOLEY WESLEY TROY					
1963/0067	2/12/2015	WD	Q	I	02
GRANTOR: TRESKA YVONNE					
GRANTEE: LINARES EDNORA G &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=2002] W29 PTO=[YR=2002] N6 W13 FOP=[YR=2002] W3											
BAS=[YR=2002] W21 S57 FGR=[YR=2002] S21 E8 S2 E14 N23 W22 \$											
E22 N1 FOP=[YR=2002] E30 N6 W30 S6 \$ N6 E30 S8 E14 N46 W12											
S2 W2 S2 W19 N9 W2 N1 W10 N6 \$ S6 E3 N6 \$ S6 E7 S1 E2 S3 E2											
N2 E2 N2 \$ S2 W2 S2 W2 S6 E19 N2 E2 N2 E12 N6 \$ PTR= E15											
FUS=[YR=2002] E6 N5 E11 S24 W17 N19 \$ W15 \$.											

LAND DESCRIPTION										TOTAL OB/XF										9,635									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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												