LOT 157
NORTH HAMPTON PHASE 1 PB 6/215

KLEPEISZ FAMILY TRUST/KLEPEISZ FRANK J TRUSTEE
86523 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0157-0000

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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

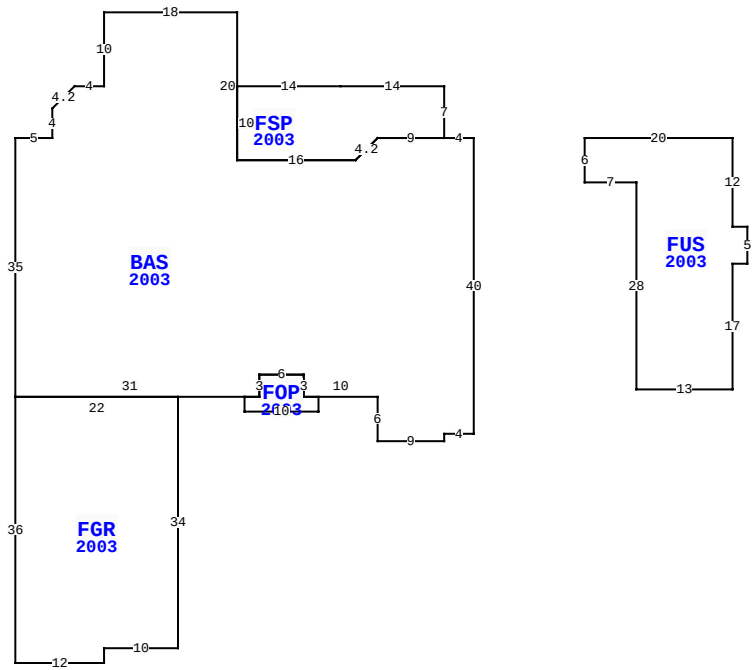
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4043.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,524	100	2,524	317,979
FGR	772	55	425	53,543
FOP	38	30	11	1,386
FSP	249	40	100	12,598
FUS	494	100	494	62,235
TOTALS	4,077		3,554	447,740

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,554	111.9825	139.98	497,489	2003	2003	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2020 Heated Area: 3018 HX Base Yr 2020



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

86523 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		447,740
TOTAL MARKET OB/XF VALUE		76,480
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		609,220
SOH/AGL Deduction		224,088
ASSESSED VALUE		385,132
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		335,132
TOTAL JUST VALUE		609,220
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		590,993

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1911682	SWIM POOL	30,000	11/07/2019
B1911560	SCRNENCL	15,000	11/05/2019
B0210517	NEW CONSTR	225,000	04/25/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2610/0070	12/12/2022	WD	U	I	11	100
GRANTOR: KLEPEISZ FRANK J & IL						
GRANTEE: KLEPEISZ FAMILY TRU						
2296/1809	8/09/2019	WD	Q	I	01	390,000
GRANTOR: SHELLY JAMES C JR & E						
GRANTEE: KLEPEISZ FRANK J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W4 FSP=[YR=2003] N7W14 W14 S10 E16 U3 R3 E9 $ W9 L3 D3 W16 N20 W18 S10 W4 D3 L3 S4 W5 S35 FGR=[YR=2003] S36 E12 N2 E10 N34 W22$ E31 FOP=[YR=2003] S2 E10 N2 W2 N3 W6 S3 W2$ E2 N3 E6 S3 E10 S6 E9 N1 E4 N40 $ PTR= E15 FUS=[YR=2003] E20S12 E2 S5 W2 S17 W13 N28 W7 N6$ W15 $.

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	2003	2003	3	87	3,045	
2	0811	CONCRETE B	0	100	0	0	2,544.00	SF	5.20	5.20	100	2003	2003	3	83	10,980	
3	0462	ST/AL FNC	0	100	0	0	832.00	SF	10.00	10.00	100	2003	2003	3	32	2,662	
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2003	2003	3	61	183	
5	0861	POOL GUNIT	0	100	28	14	392.00	SF	85.00	85.00	100	2020	2020	3	93	30,988	
6	0910	SCRN RM L	0	100	0	0	1,389.00	SF	15.00	15.00	100	2020	2020	3	90	18,752	
7	0855	CONC PAVER	0	100	0	0	997.00	SF	10.00	10.00	100	2020	2020	3	99	9,870	

LAND DESCRIPTION

TOTAL OB/XF 76,480

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 03/02/2020 BY NW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/06/2024 BY SYS