LOT 158
NORTH HAMPTON PHASE 1 PB 6/215

OBRIEN DONALD R & SHELLY J G
86541 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0158-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
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

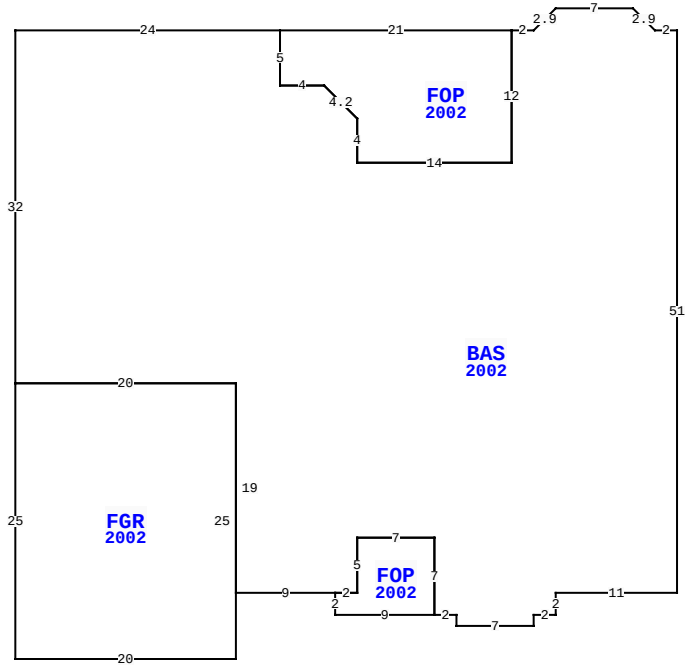
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4043.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,485	100	2,485	312,461
FGR	500	55	275	34,578
FOP	53	30	16	2,012
FOP	208	30	62	7,795
TOTALS	3,246		2,838	356,846

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,838	112.3920	140.49	398,711	2002	2002	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2024 Heated Area: 2485 HX Base Yr 2024



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

86541 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		356,846
TOTAL MARKET OB/XF VALUE		7,973
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		449,819
SOH/AGL Deduction		196,390
ASSESSED VALUE		253,429
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		203,429
TOTAL JUST VALUE		449,819
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		443,318

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209789	NEW CONSTR	241,900	06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2624/0971	2/24/2023	WD	Q	I	02	489,000
GRANTOR: MARKS ROSALIE G L/E						
GRANTEE: OBRIEN DONALD RAYMO						
2537/0517	1/31/2022	LE	U	I	14	100
GRANTOR: MARKS ROSALIE G						
GRANTEE: MARKS ROSALIE G L/E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W2 U2 L2 W7 D2 L2 W2 FOP=[YR=2002] W21 S5 E4 D3 R3 S4 E14 N12$ S12 W14 N4 U3 L3 W4 N5 W24 S32 FGR=[YR=2002] S25 E20 N25 W20$ E20 S19 E9 FOP=[YR=2002] S2 E9 N7 W7 S5 W2$ E2 N5 E7 S7 E2 S1 E7 N1 E2 N2 E11 N51$.

EXTRA FEATURES

L N	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	0810	CONCRETE A	0	100	0	0	607.00	SF	6.50	6.50	100	2002	2002	3	82	3,235	
3	0462	ST/AL FNC	0	100	0	0	480.00	SF	10.00	10.00	100	2004	2004	3	36	1,728	

LAND DESCRIPTION

TOTAL OB/XF 7,973

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							

REVIEW DATE 04/07/2021 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/06/2024 BY SYS