

OLIVE FRANK JEAN & MAUREEN B
86555 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2024

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall08WD FR STUC 100
Roof Structure08IRREGULAR 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floor14CARPET 80
Interior Floor11CLAY TILE 20
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100

Bedrooms4100
Bathrooms3100
Frame02WOOD FRAME 100

Stories2.
Units2.100
Occupancy0NONE 100

Quality04Quality Level 04
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,998	100	1,998	249,218
FGR	574	55	316	39,415
FOP	36	30	11	1,372
FSP	194	40	78	9,729
FUS	538	100	538	67,107
PTO	208	5	10	1,248

TOTALS3,5482,951368,089

MARKET ADJUSTMENTS

TYPMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFNCT% NORM% COND

0900012,951112.1232140.15413,5832001200100011.0089.00

1 SNGL FAM - 100% - 2024Heated Area: 2536HX Base Yr 2024

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE368,089

TOTAL MARKET OB/XF VALUE11,143

TOTAL LAND VALUE - MARKET127,500

TOTAL MARKET VALUE506,732

SOH/AGL Deduction0

ASSESSED VALUE506,732

TOTAL EXEMPTION VALUEHX HB VX55,000

BASE TAXABLE VALUE451,732

TOTAL JUST VALUE506,732

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE490,628

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMERSNCDSALE PRICE

2650/12906/26/2023WDQI01620,000

GRANTOR:MARTIN MICHAEL & ANGE

GRANTEE:OLIVE FRANK JEAN &

2275/14625/16/2019WDLIQI01345,000

GRANTOR:CARTER JAMES W & MARI

GRANTEE:MARTIN MICHAEL & AN

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2001] W18 FSP=[YR=2009] W18 BAS=[YR=2001] W2 U2 L2 W6 D2 L2 W2 S49 FGR=[YR=2001] S28 E6 S1 E10 N1 E6 N24 W13 N4 W9 \$ E9 S4 E13 N3 E3 U3 R3 N4 E1 FOP=[YR=2001] E6 N6 W6 S6 \$ N6 E6 S6 E3 S4 E12 N34 U2 L2 W7 D2 L2 W3 U4 L4 W8 D4 L4 W6 N13 \$ S13 E6 U4 R4 E8 N9 \$ S9 D4 R4 E3 U2 R2 E7 D2 R2 N13 \$ PTR= E30 FUS=[YR=2001] E22 S24 W6 S1 W10 N1 W6 N24 \$ W30 \$.

LAND DESCRIPTION

LNUSE CLSLAND USE CAPRD LOC FRONT DEPTH TOT UNITUNIT DPHT % TOT UNITADJ UNITLAND OTHER YEAR DENSITY DECL FRZ YR CONSRV

CENSVTN100003PUD0.000.001.00LT1.001.001.00127,500.00127,500.00127,500

REVIEW DATE 12/16/2019 BY NWTW Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/06/2024 BY SYS