LOT 160
IN OR 1850/1921
NORTH HAMPTON PHASE 1 PB 6/215

WHITT ROY E & MINNIE C
86569 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0160-0000

BUILDING CHARACTERISTICS

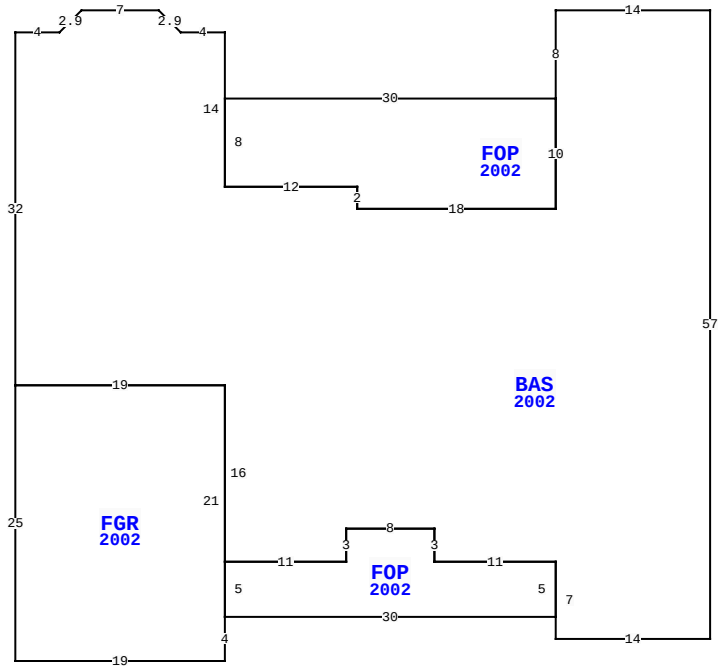
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,384	100	2,384	314,013
FGR	475	55	261	34,378
FOP	174	30	52	6,849
FOP	276	30	83	10,932
TOTALS	3,309		2,780	366,174

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,780	117.7344	147.17	409,133	2002	2002	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2017 Heated Area: 2384 HX Base Yr 2017



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

86569 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		366,174
TOTAL MARKET OB/XF VALUE		5,415
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		499,089
SOH/AGL Deduction		204,216
ASSESSED VALUE		294,873
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		244,873
TOTAL JUST VALUE		499,089
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		482,784

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1850/1921	4/15/2013	WD	Q	I	02	267,000
GRANTOR: VEALE THOMAS L & ROBE						
GRANTEE: WHITT ROY E & MINNI						
1670/1665	4/07/2010	WD	Q	I	01	275,000
GRANTOR: HANNA CLAIRE C						
GRANTEE: VEALE THOMAS L & RO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W14 S8 FOP=[YR=2002] W30 S8 E12 S2 E18 N10 $ S10 W18 N2 W12 N14 W4 U2 L2 W7 L2 D2 W4 S32 FGR=[YR=2002] S25 E19 N4 FOP=[YR=2002] E30 N5 W11 N3 W8 S3 W11 S5 $ N21 W19 $ E19 S16 E11 N3 E8 S3E11 S7 E14 N57 $.

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	0811	CONCRETE B	0	100	0	0	564.00	SF	5.20	5.20	100	2002	2002	3	82	2,405	

LAND DESCRIPTION

TOTAL OB/XF 5,415

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	000135	C	SFR CNSVTN	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							

REVIEW DATE 04/07/2021 BY NWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/06/2024 BY SYS