

LOT 178
IN OR 1815/833
NORTH HAMPTON PHASE 1 PB 6/215

DAVIDSON JOYCE R TRUST/DAVIDSON JOYCE R TRUSTEE
4536 SAN AMARO DR
CORAL GABLES, FL 33146

2024

12-2N-27-1460-0178-0000

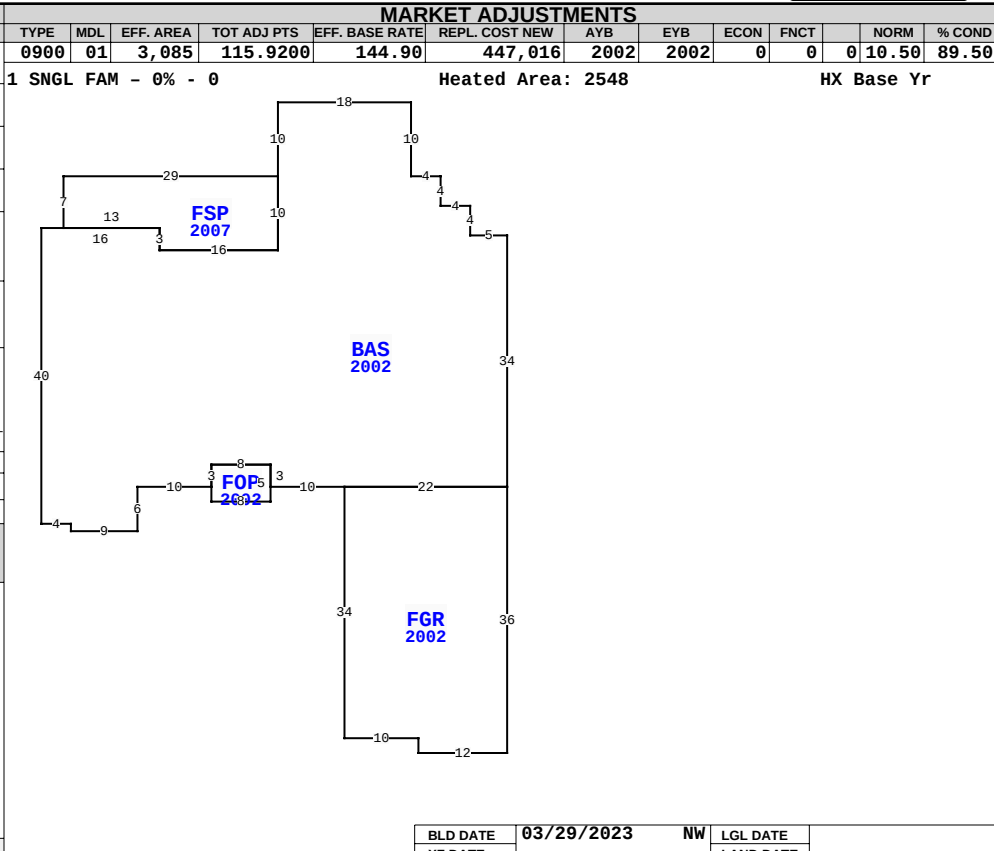


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 50
Interior Floo	12 HARDWOOD 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	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	2,548	100	2,548	330,438
FGR	772	55	425	55,117
FOP	40	30	12	1,556
FSP	251	40	100	12,969
TOTALS	3,611		3,085	400,079

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	0	0	0	1,161.00	SF	5.20	5.20	



86625 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH										LAND DATE	
										AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1.00	UT	3,500.00	3,500.00	100	2002	2002	3	86	3,010		
1,161.00	SF	5.20	5.20	100	2002	2002	3	82	4,951		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		400,079	
TOTAL MARKET OB/XF VALUE		7,961	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		493,040	
SOH/AGL Deduction		118,545	
ASSESSED VALUE		374,495	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		374,495	
TOTAL JUST VALUE		493,040	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		475,269	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310701	XFOB	2,000	01/01/2003
B0209807	NEW CONSTR	268,000	06/01/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1815/0833	8/13/2012	WD U	I	I	30
GRANTOR: DAVIDSON W HARPER JR					
GRANTEE: DAVIDSON JOYCE R TR					
1113/0213	2/10/2003	WD Q	I		
GRANTOR: BEAZER HOMES CORP					
GRANTEE: DAVIDSON W HARPER J					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2002] W5 N4 W4 N4 W4 N10 W18 S10 FSP=[YR=2007] W29 S7 E13 S3 E16 N10 \$ S10 W16 N3 W16 S40 E4 S1 E9 N6 E10 FOP=[YR=2002] S2 E8 N5 W8 S3 \$ N3 E8 S3 E10 FGR=[YR=2002] S34 E10 S2 E12 N36 W22 \$ E22 N34 \$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000136	C	SFR INT	0		PUD	0.00	0.00	1.00	LT	