

LOT 179
IN OR 2206/981
NORTH HAMPTON PHASE 1 PB 6/215

BACHORSKI LILLIAN R
86647 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0179-0000



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	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	2,292	100	2,292	305,867
BAS	70	100	70	9,342
FGR	580	55	319	42,570
FOP	216	30	65	8,675
FSP	136	40	54	7,207

TOTALS	3,294		2,800	373,659
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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	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	100	0	0	1,588.00	SF	4.00	4.00	
3	0855	CONC PAVER	0	100	0	0	182.00	SF	10.00	10.00	
4	0462	ST/AL FNC	0	100	0	0	648.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000136	C	SFR INT	100		PUD	0.00	0.00	1.00	LT	

REVIEW DATE	01/06/2023	BY	NWA	Total Acres:	0.00	Total Land Value:	85,000	Market:	0	Agricultural:	0	Common:	85,000	PRINTED 08/06/2024 BY SYS
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,800	115.4160	144.27	403,956	2003	2008	0	0	7.50	92.50
1 SNGL FAM - 100% - 2019 Heated Area: 2362 HX Base Yr 2019											

BLD DATE	03/29/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	
86647 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH				

TOTAL OB/XF											
12,179											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		373,659	
TOTAL MARKET OB/XF VALUE		12,179	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		470,838	
SOH/AGL Deduction		215,350	
ASSESSED VALUE		255,488	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		200,488	
TOTAL JUST VALUE		470,838	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		454,477	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009289	REPAIR/RRF	26,919	10/28/2020
B0310990	XFOB	2,000	04/01/2003
B0209975	NEW CONSTR	238,450	07/01/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2206/0981	6/26/2018	WD	Q	I	01
GRANTOR: MCNABB RUTH W					
GRANTEE: BACHORSKI LILLIAN R					
1286/0296	1/06/2005	WD	Q	I	
GRANTOR: HENDREN TRACY					
GRANTEE: MCNABB CHARLES A &					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=2003] W21 S3 W7 FSP=[YR=2003] N1 W20 S8 E15 N4 E2 U3 R3 \$ D3 L3 W2 S4 W15 N8W2 BAS=[YR=2011] N7 W10 S7 E10\$W12 S38E4 FOP=[YR=2003] S6 E36 FGR=[YR=2003] S22 E22 N25 W12 N3 W10S6\$ N6 W36\$ E46 S3 E12 N43\$.					