LOT 308
NORTH HAMPTON PHASE 1 PB 6/215

JENSEN STEVEN & SUSAN
206 WILLAMETTE PARK LN
PORTLAND, OR 97256

2024

12-2N-27-1460-0308-0000

BUILDING CHARACTERISTICS

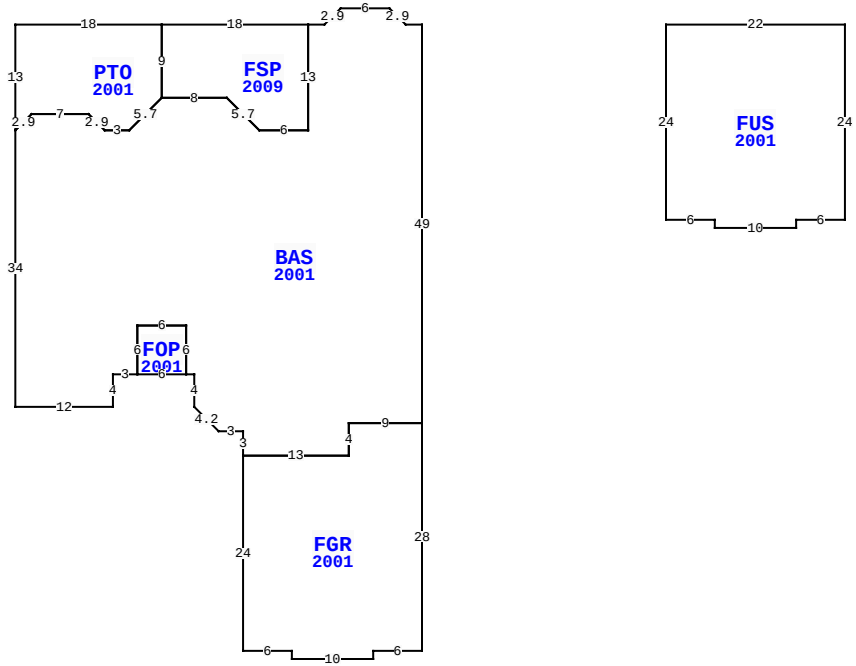
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	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
TOTALS	3,548		2,951	368,089

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,951	112.1232	140.15	413,583	2001	2001	0	0	0	11.00	89.00

1 SNGL FAM – 0% - 0 Heated Area: 2536 HX Base Yr



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

861246 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	368,089
TOTAL MARKET OB/XF VALUE	18,728
TOTAL LAND VALUE - MARKET	127,500
TOTAL MARKET VALUE	514,317
SOH/AGL Deduction	49,799
ASSESSED VALUE	464,518
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	464,518
TOTAL JUST VALUE	514,317
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	498,593

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007052	REPAIR/RRF	20,665	08/07/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2475/1970	6/24/2021	WD	Q	I	01	529,000
GRANTOR: OLIVANT ANNE M						
GRANTEE: JENSEN STEVEN & SUS						
1792/1831	5/10/2012	QC	U	I	11	100
GRANTOR: OLIVANT ANNE M						
GRANTEE: OLIVANT FRANK VICTO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W2 U2 L2 W6 D2 L2 W2 FSP=[YR=2009] W18 PTO=[YR=2001] W18 S13 U2 R2 E7 D2 R2 E3 U4 R4 N9 $ S9 E8 D4 R4 E6 N13 $ S13 W6 U4 L4 W8 D4 L4 W3 U2 L2 W7 D2 L2 S34 E12 N4 E3 FOP=[YR=2001] E6 N6 W6 S6 $ N6 E6 S6 E1 S4 D3 R3 E3 S3 FGR=[YR=2001] S24 E6 S1 E10 N1 E6 N28 W9 S4 W13 $ E13 N4 E9 N49 $ PTR=E30 FUS=[YR=2001] E22 S24 W6 S1 W10 N1 W6 N24 $W30$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	85	2,975	
2	0855	CONC PAVER	0	0	0	0	1,288.00	SF	10.00	10.00	100	2004	2004	3	84	10,819	
3	0462	ST/AL FNC	0	0	0	0	864.00	SF	10.00	10.00	100	2004	2004	3	36	3,110	
4	1126	CB/STC 8"	0	0	0	0	50.00	SF	8.00	8.00	100	2004	2004	3	84	336	
5	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2004	2004	3	64	192	
6	1076	TRELLIS A	0	0	12	16	192.00	SF	7.50	7.50	100	2019	2019	3	90	1,296	

LAND DESCRIPTION

TOTAL OB/XF 18,728

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	0	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 05/04/2020 BY NWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/06/2024 BY SYS