



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	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
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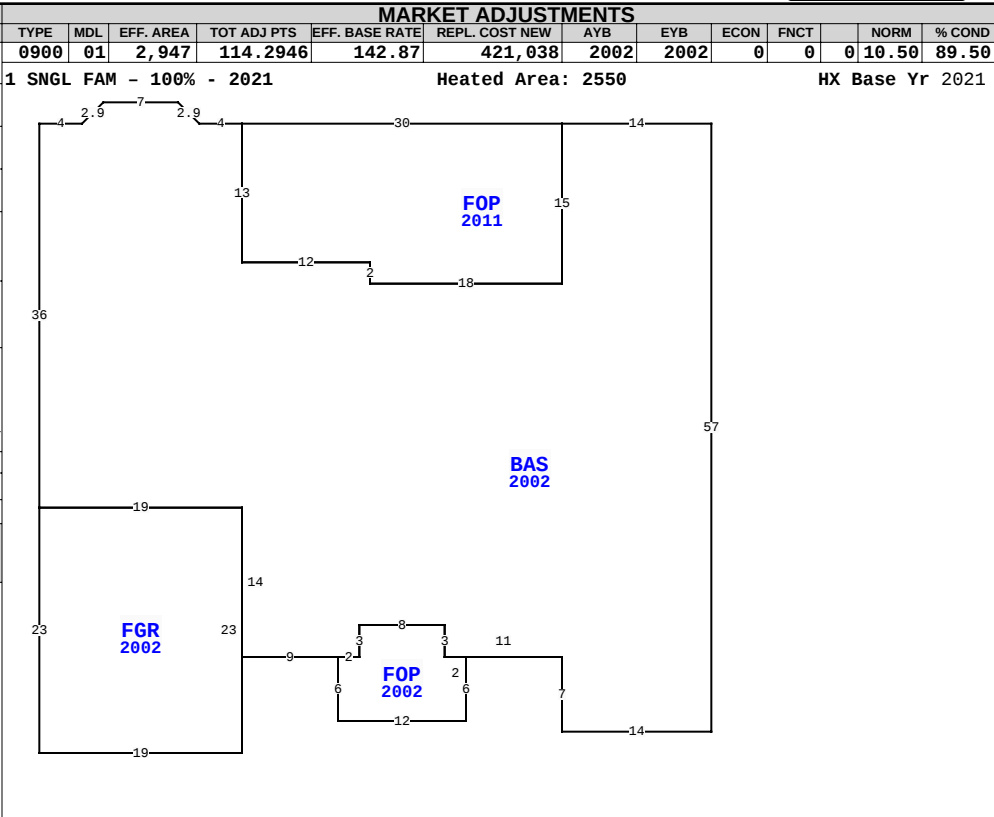
NEIGHBORHOOD/LOC	4043.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,550	100	2,550	326,066
FGR	437	55	240	30,689
FOP	96	30	29	3,708
FOP	426	30	128	16,367
TOTALS	3,509		2,947	376,829

EXTRA FEATURES		
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L N	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	100	2002	2002	3	86	3,010	
2	0811	CONCRETE B	0	100	0	0		750.00	SF 5.20	100	2002	2002	3	82	3,198	
3	0855	CONC PAVER	0	100	0	0		416.00	SF 10.00	100	2016	2016	3	96	3,994	
4	0861	POOL GUNIT	0	100	0	0		502.00	SF 85.00	100	2022	2022	3	98	41,817	
5	0871	POOL HTR R	0	100	0	0		1.00	UT 2,000.00	100	2022	2022	3	97	1,940	
6	0911	SCRN RM A	0	100	0	0		1,566.00	SF 21.88	100	2022	2022	3	97	33,229	
7	0855	CONC PAVER	0	100	0	0		1,064.00	SF 10.00	100	2022	2022	3	100	10,640	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000135	C	SFR CNSVTN	100	



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

861260 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH															
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NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY			STANDARD	
VALUATION BY			Tax Group: 4 Tax Dist:	
BUILDING MARKET VALUE			376,829	
TOTAL MARKET OB/XF VALUE			97,828	
TOTAL LAND VALUE - MARKET			127,500	
TOTAL MARKET VALUE			602,157	
SOH/AGL Deduction			162,316	
ASSESSED VALUE			439,841	
TOTAL EXEMPTION VALUE			HX HB	50,000
BASE TAXABLE VALUE			389,841	
TOTAL JUST VALUE			602,157	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			587,353	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005953	ADDITION	10,320	08/20/2021
21004150	SWIM POOL	72,536	04/06/2021
B0209714	NEW CONSTR	252,700	06/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2375/0086	7/08/2020	WD	Q	I	01	395,500
GRANTOR: BURKE NICHOLAS & MARY						
GRANTEE: RHOADS DERECK H & A						
1883/0541	9/27/2013	WD	Q	I	02	286,000
GRANTOR: SHIRLEY JAMES R & JOA						
GRANTEE: BURKE NICHOLAS & MA						

BUILDING NOTES		
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BUILDING DIMENSIONS		
BAS=[YR=2002] W14 FOP=[YR=2011] W30 S13 E12 S2 E18 N15 \$ S15 W18 N2 W12 N13 W4 U2 L2 W7 D2 L2 W4 S36 FGR=[YR=2002] S23 E19 N23 W19 \$ E19S14 E9 FOP=[YR=2002] S6 E12 N6 W2 N3 W8 S3 W2 \$ E2 N3 E8 S3 E11 S7 E14 N57 \$.		