LOT 311
IN OR 2026/194
NORTH HAMPTON PHASE 1 PB 6/215

TAMME GERALD WAYNE
861286 N HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0311-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

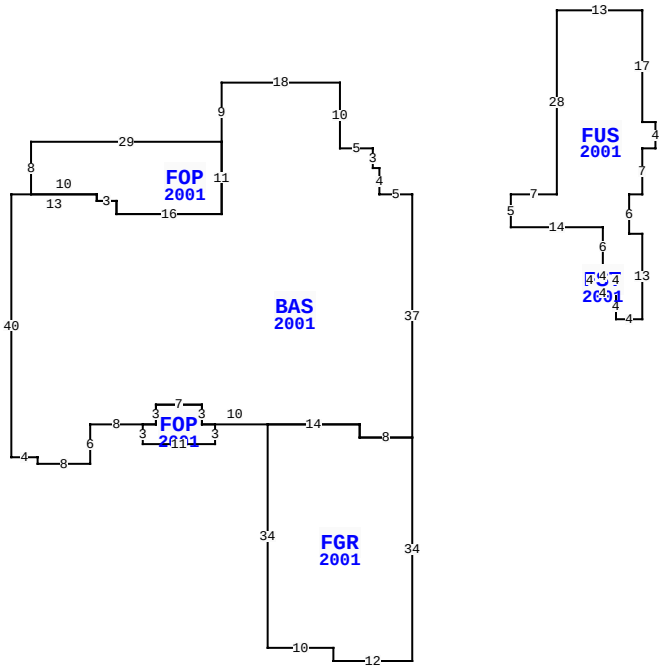
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	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	2,492	100	2,492	296,841
FGR	756	55	416	49,553
FOP	54	30	16	1,905
FOP	283	30	85	10,125
FST	16	55	9	1,072
FUS	528	100	528	62,895
TOTALS	4,129		3,546	422,391

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,546	107.0685	133.84	474,597	2001	2001	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2017 Heated Area: 3020 HX Base Yr 2017



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

861286 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		422,391
TOTAL MARKET OB/XF VALUE		16,021
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		565,912
SOH/AGL Deduction		214,226
ASSESSED VALUE		351,686
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		296,686
TOTAL JUST VALUE		565,912
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		547,887

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412578	XFOB	6,840	04/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2026/0194	1/29/2016	WD	Q	I	02	372,500
GRANTOR: NECAISE LEONARD W & J						
GRANTEE: TAMME GERALD WAYNE						
1823/0805	10/25/2012	WD	Q	I	02	355,000
GRANTOR: ZARESKI SHARON TRUSTE						
GRANTEE: NECAISE LEONARD W &						

BUILDING NOTES

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	2001	2001	3	85	2,975	
2	0812	CONCRETE C	0	100	0	0	1,451.00	SF	4.00	4.00	100	2001	2001	3	80	4,643	
3	0910	SCRN RM L	0	100	28	20	560.00	SF	15.00	15.00	100	2006	2006	3	27	2,268	
4	0861	POOL GUNIT	0	100	0	0	104.00	SF	85.00	85.00	100	2006	2006	3	44	3,890	
5	0845	KOOL DECK	0	100	0	0	356.00	SF	7.25	7.25	100	2006	2006	3	87	2,245	

BUILDING DIMENSIONS

BAS=[YR=2001] W5 N4 W1 N3 W5 N10 W18 S9 FOP=[YR=2001] W29 S8 E10 S1 E3 S2 E16 N11 $ S11 W16 N2 W3 N1 W13 S40 E4 S1 E8 N6 E8 FOP=[YR=2001] S3 E11 N3 W2 N3 W7 S3 W2 $ E2 N3 E7 S3 E10 FGR=[YR=2001] S34 E10 S2 E12 N34 W8 N2 W14 $ E14 S2 E8 N37 $ PTR= E15 FUS=[YR=2001] E7 N28 E13 S17 E2 S4 W2 S7 W2 S6 E2 S13 W4 N4 FST=[YR=2001] W4 N4 E4 S4 $ N4 W2 N6 W14 N5 $ W15 $.

LAND DESCRIPTION

TOTAL OB/XF 16,021

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/06/2024 BY SYS