LOT 316
IN OR 2192/228
NORTH HAMPTON PHASE 2 PB 6/328

REYNOLDS LINDA L TRUST/REYNOLDS LINDA L TRUSTEE
861384 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0316-0000

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 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

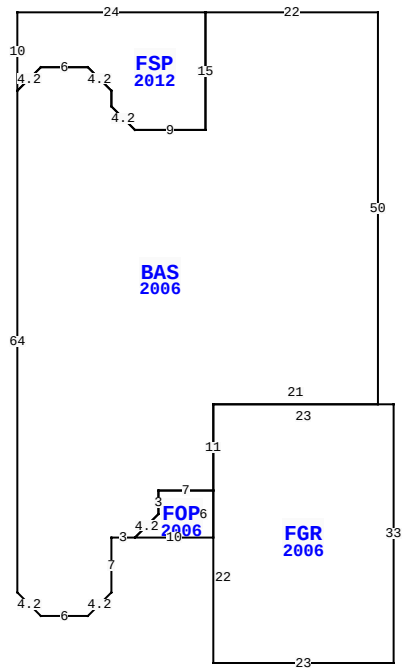
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,521	100	2,521	318,096
FGR	759	55	417	52,616
FOP	47	30	14	1,767
FSP	269	40	108	13,627
TOTALS	3,596		3,060	386,106

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,060	110.3172	137.90	421,974	2006	2006	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2012 Heated Area: 2521 HX Base Yr 2012



861384 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		386,106
TOTAL MARKET OB/XF VALUE		9,289
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		522,895
SOH/AGL Deduction		282,240
ASSESSED VALUE		240,655
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		185,655
TOTAL JUST VALUE		522,895
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		505,685

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11323	MECH OTHER	0	04/01/2006
E16965	ELEC OTHER	1,500	03/01/2006
P10723	OTHER	0	02/01/2006
C16939	CO ISSUED	460,000	01/01/2006
R08796	REPAIR/RRF	3,500	01/01/2006
B16939	NEW CONSTR	460,000	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2192/0228	4/25/2018	WD	U	I	11	100
GRANTOR: REYNOLDS LINDA L						
GRANTEE: LINDA L REYNOLDS TR						
1678/0879	5/21/2010	WD	Q	I	01	308,000
GRANTOR: INTERVEST CONSTRUCTIO						
GRANTEE: REYNOLDS JACK 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	2006	2006	3	90	3,150	
2	0812	CONCRETE C	0	100	0	0	1,764.00	SF	4.00	4.00	100	2006	2006	3	87	6,139	

BUILDING DIMENSIONS

BAS=[YR=2006] W22 FSP=[YR=2012] W24 S10 U3 R3 E6 D3 R3 S2 D3 R3 E9 N15 $ S15 W9 U3 L3 N2 U3 L3 W6 D3 L3 S64 D3 R3 E6 U3 R3 N7 E3 FOP=[YR=2006] E10 N6 W7 S3 D3 L3 $ U3 R3 N3 E7 FGR=[YR=2006] S22 E23 N33 W23 S11 $ N11 E21 N50 $.

LAND DESCRIPTION

TOTAL OB/XF 9,289

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