



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,527	100	2,527	344,519
FGR	312	55	172	23,450
FGR	622	55	342	46,627
FOP	56	30	17	2,318
FOP	208	30	62	8,452
FUS	681	100	681	92,845
STR	69	10	7	954
TOTALS	4,475		3,808	519,164

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	39	3	117.00	SF	6.50	6.50	100	2016
2	0811	CONCRETE B	0 100	0	0	1,180.00	SF	5.20	5.20	100	2016
3	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2016
4	0855	CONC PAVER	0 100	0	0	468.00	SF	10.00	10.00	100	2019
5	0911	SCRN RM A	0 100	17	12	204.00	SF	17.50	17.50	100	2019
6	0462	ST/AL FNC	0 100	275	4	1,100.00	SF	10.00	10.00	100	2017
7	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2017

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,808	113.0220	141.28	537,994	2016	2016	0	0	3.50	96.50
1 SNGL FAM - 100% - 2019 Heated Area: 3208 HX Base Yr 2019											

861412 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH											
BLD DATE 03/29/2023 NW LGL DATE XF DATE INC DATE LAND DATE AG DATE											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
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6	0462	ST/AL FNC	0 100	275	4	1,100.00	SF	10.00	10.00	100	2017
7	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2017

TOTAL OB/XF											
25,733											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT	1.00

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY STANDARD											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE 519,164											
TOTAL MARKET OB/XF VALUE 25,733											
TOTAL LAND VALUE - MARKET 127,500											
TOTAL MARKET VALUE 672,397											
SOH/AGL Deduction 352,515											
ASSESSED VALUE 319,882											
TOTAL EXEMPTION VALUE HX HB 50,000											
BASE TAXABLE VALUE 269,882											
TOTAL JUST VALUE 672,397											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 649,588											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1902725	SCRNENCL	3,000	03/20/2019
B1530745	CO ISSUED	0	03/02/2016
B1530745	NEW CONSTR	407,633	07/01/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2632/625	4/18/2023	LE	U	I	11	100	
GRANTOR: CONWAY KEVIN & PAULA							
GRANTEE: CONWAY RYAN THOMAS							
2230/0382	10/09/2018	WD	Q	I	01	384,000	
GRANTOR: DEMOTT DANIEL K & ELI							
GRANTEE: CONWAY KEVIN E & PA							

BUILDING NOTES											
BAS=[YR=2016] W17 FOP=[YR=2016] W16 S13 E16 N13\$ S13 W16											
N13 W2 L3 U3 W8 L3 D3 W1 S67 E2 S1 E10 N1 E2											
FOP=[YR=2016] E7 FGR=[YR=2016] E19 S2 E10 N22 W7 N1 W22											
S21\$ N8 W7 S8\$ N8 E7 N13 E22 S1 E7 FGR=[YR=2016] E12 N26 W12											
S26\$ N47\$ PTR= E40 FUS=[YR=2016] E17 S41 W13 STR=[YR=2016]											
S5 W15 N3 E11 N6 E4 S4\$ N4 W4 N37\$ W40\$.											