

LOT 320
IN OR 2056/1051
NORTH HAMPTON PHASE 2 PB 6/328

SPUNG SHARON/THOMPSON COURTNEY RENEE
861440 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0320-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 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	354,589
FGR	622	55	342	47,990
FOP	65	30	20	2,806
FOP	208	30	62	8,700
FUS	375	100	375	52,621
PTO	128	5	6	842
STR	69	10	7	983
TOTALS	3,994		3,339	468,529

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	0810	CONCRETE A	0 100	39	3	117.00	SF	6.50	6.50	100	2016	2016	3	96	730	
2	0812	CONCRETE C	0 100	0	0	1,239.00	SF	4.00	4.00	100	2016	2016	3	96	4,758	
3	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	90	270	
4	0462	ST/AL FNC	0 100	180	0	720.00	SF	10.00	10.00	100	2016	2016	3	81	5,832	
5	0861	POOL GUNIT	0 100	0	0	334.00	SF	85.00	85.00	100	2018	2018	3	87	24,699	
6	0855	CONC PAVER	0 100	0	0	557.00	SF	10.00	10.00	100	2018	2018	3	97	5,403	
7	0911	SCRN RM A	0 100	33	27	891.00	SF	17.50	17.50	100	2019	2019	3	86	13,410	

LAND DESCRIPTION			TOTAL OB/XF 55,102													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

REVIEW DATE 07/09/2019 BY TWX

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,339	115.7268	144.66	483,020	2016	2016	0	0	3.00	97.00
1 SNGL FAM - 100% - 2017 Heated Area: 2902 HX Base Yr 2017											
861440 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH											

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		468,529	
TOTAL MARKET OB/XF VALUE		55,102	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		651,131	
SOH/AGL Deduction		276,784	
ASSESSED VALUE		374,347	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		324,347	
TOTAL JUST VALUE		651,131	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		631,819	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009117	ADDITION	21,940	12/01/2018
18008546	SWIM POOL	41,000	08/21/2018
B1530962	CO ISSUED	0	02/29/2016
B1530962	NEW CONSTR	363,266	08/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2056/1051	2/26/2016	WD	U	I	11	100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SPUNG SHARON & COUR						
2031/1673	2/26/2016	WD	Q	I	01	316,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SPUNG SHARON & COUR						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=2016] W17 PTO=[YR=2016] N8 W16 S8 E16\$ FOP=[YR=2016] W16 S13 E16 N13\$ S13 W16 N13 W2 U3 L3 W8 L3 D3 W1 S67 E2 S1 E10 N1 E1 FOP=[YR=2016] S1 E9 N1 FGR=[YR=2016] E18 S2 E10 N22 W7 N1 W22 S21 E1\$ W1 N8 W7 S8 W1\$ E1 N8 E7 N13 E22 S1 E7 N47\$ PTR=E20 FUS=[YR=2016] E17 S23 W13 STR=[YR=2016] S5 W15 N3 E11 N6 E4 S4\$ N4 W4 N19\$ W20\$.																

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