



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 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

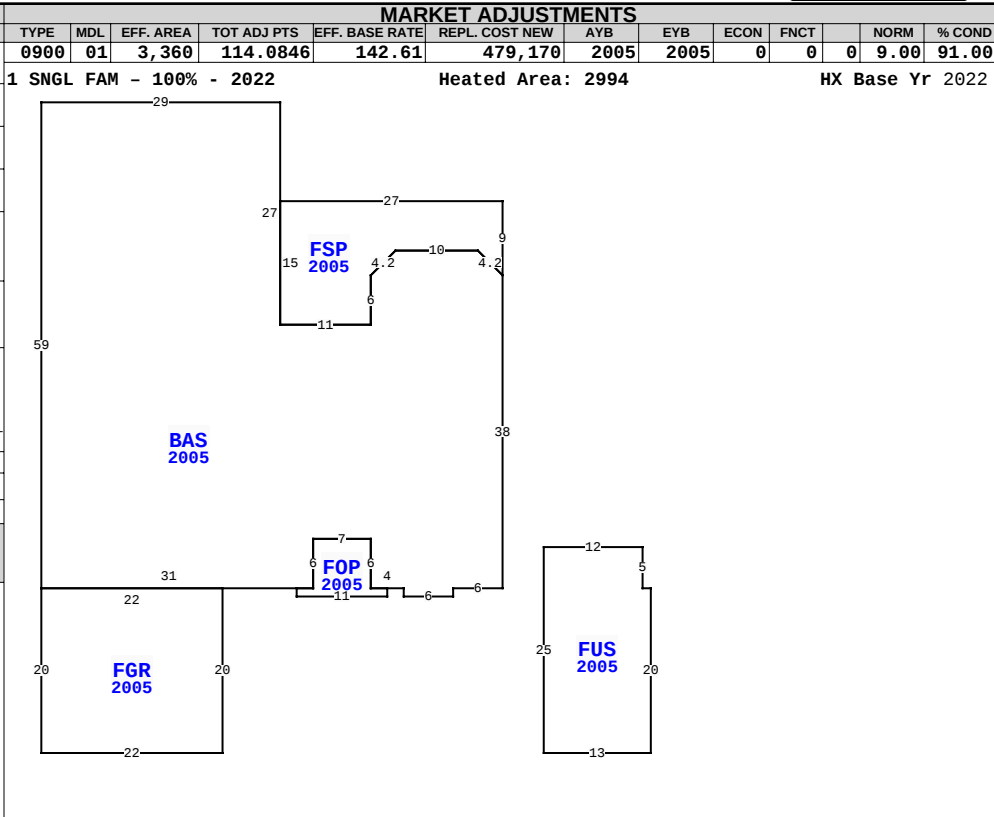
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4043.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,674	100	2,674	347,018
FGR	440	55	242	31,406
FOP	53	30	16	2,077
FSP	270	40	108	14,016
FUS	320	100	320	41,528

TOTALS	3,757		3,360	436,045
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0812	CONCRETE C	0 100	0	0	1,633.00	SF	4.00	
3	0462	ST/AL FNC	0 100	0	0	1,468.00	SF	10.00	
4	0861	POOL GUNIT	0 100	0	0	435.00	SF	85.00	
5	0851	PATIO STON	0 100	11	11	121.00	SF	0.75	
6	0855	CONC PAVER	0 100	0	0	538.00	SF	10.00	
7	0911	SCRN RM A	0 100	0	0	938.00	SF	17.50	
8	1126	CB/STC 8"	0 100	11	2	22.00	SF	8.00	

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



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

861452 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH														
BLD DATE	XF DATE	INC DATE	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE							
03/29/2023			2005	2005	3	89	3,115							
			2005	2005	3	86	5,618							
			2012	2012	3	68	9,982							
			2015	2015	3	78	28,841							
			2015	2015	3	95	86							
			2015	2015	3	95	5,111							
			2015	2015	3	70	11,491							
			2015	2015	3	95	167							

TOTAL OB/XF 64,411														
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
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE					436,045
TOTAL MARKET OB/XF VALUE					64,411
TOTAL LAND VALUE - MARKET					127,500
TOTAL MARKET VALUE					627,956
SOH/AGL Deduction					128,536
ASSESSED VALUE					499,420
TOTAL EXEMPTION VALUE		HX HB			50,000
BASE TAXABLE VALUE					449,420
TOTAL JUST VALUE					627,956
NCON VALUE					0
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					610,794

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530565	SCRN ROOM	21,063	06/01/2015
B1530314	SWIM POOL	30,000	04/01/2015
B13253	NEW CONSTR	0	01/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2430/0849	2/02/2021	WD	Q	I	01
					SALE PRICE
					485,000
GRANTOR: BRYANT MICHAEL D & KI					
GRANTEE: LIPPMANN CRAIG O &					
2174/1711	2/01/2018	WD	Q	I	02
					395,000
GRANTOR: SIMENAUER LISA SCHERR					
GRANTEE: BRYANT MICHAEL D &					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2005] N9 W27 S15 E11 N6 U3 R3 E10 D3 R3 \$									
BAS=[YR=2005] U3 L3 W10 D3 L3 S6 W11 N27 W29 S59									
FGR=[YR=2005] S20 E22 N20 W22\$ E31 FOP=[YR=2005] S1 E11 N1 W2									
N6 W7 S6 W2\$ E2 N6 E7 S6 E4 S1 E6 N1 E6 N38\$ PTR=E5 S33									
FUS=[YR=2005] S25 E13N20 W1 N5 W12\$ N33 W5\$.									