LOT 389
ESMT PT OR 1455/30
NORTH HAMPTON PHASE 3 PB 7/16

CARPENTER TIMOTHY E JR & TRACI R E
861933 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0389-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

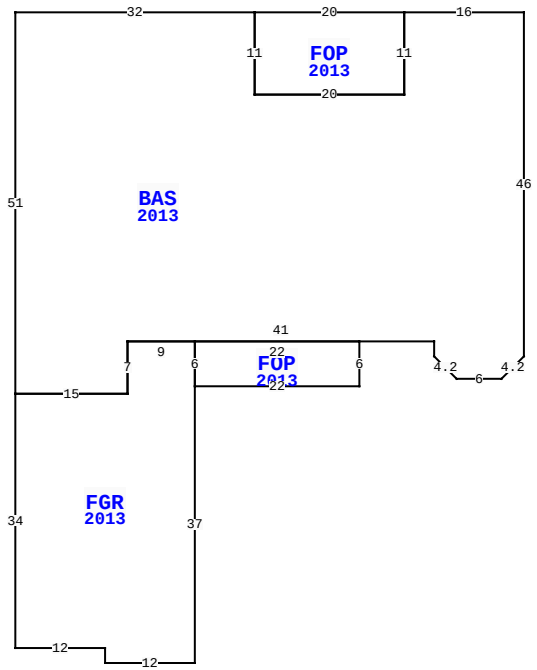
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	2,928	100	2,928	399,216
FGR	903	55	497	67,763
FOP	132	30	40	5,454
FOP	220	30	66	8,998
TOTALS	4,183		3,531	481,431

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,531	114.8175	143.52	506,769	2013	2013	0	0	0	5.00	95.00

1 SNGL FAM – 100% - 2024 Heated Area: 2928 HX Base Yr 2024



861933 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	
AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		481,431
TOTAL MARKET OB/XF VALUE		42,051
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		650,982
SOH/AGL Deduction		0
ASSESSED VALUE		650,982
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		600,982
TOTAL JUST VALUE		650,982
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		630,769

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428864	SCRNENCL	15,293	06/01/2014
B1428421	SWIM POOL	29,000	03/01/2014
B1226713	CO ISSUED	0	07/11/2013
B1226713	NEW CONSTR	354,239	12/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2621/0863	2/24/2023	WD	Q	I	02	812,000
GRANTOR: HERMAN CLIFFORD W &						
GRANTEE: CARPENTER TIMOTHY W						
1376/0575	12/22/2005	WD	Q	V		145,000
GRANTOR: NORTH HAMPTON LLC						
GRANTEE: HERMAN CLIFFORD W &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W16 FOP=[YR=2013] W20 S11 E20 N11 $ S11 W20 N11 W32 S51 FGR=[YR=2013] S34 E12 S2 E12 N37 FOP=[YR=2013] E22 N6 W22 S6 $ N6 W9 S7 W15 $ E15 N7 E41 S2 D3 R3 E6 U3 R3 N46 $.

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	0855	CONC PAVER	0	100	0	0	1,209.00	SF	10.00	10.00	100	2013	2013	3	94	11,365	
2	0462	ST/AL FNC	0	100	0	0	768.00	SF	10.00	10.00	100	2014	2014	3	75	5,760	
3	0910	SCRN RM L	0	100	36	20	720.00	SF	15.00	15.00	100	2014	2014	3	65	7,020	
4	0861	POOL GUNIT	0	100	0	0	192.00	SF	85.00	85.00	100	2014	2014	3	75	12,240	
5	0855	CONC PAVER	0	100	0	0	528.00	SF	10.00	10.00	100	2014	2014	3	95	5,016	
6	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2014	2014	3	65	650	

LAND DESCRIPTION

TOTAL OB/XF 42,051

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 01/16/2019 BY SBA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/06/2024 BY SYS