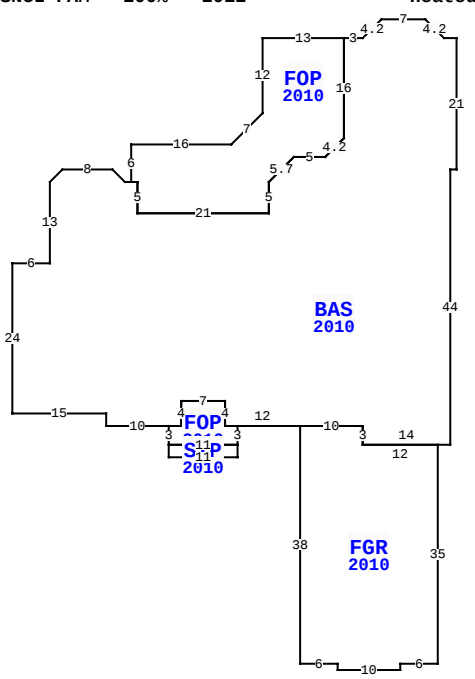


BLACKALL GARY R LIVING TRUST/BLACKALL GARY R TRUST
862067 N HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

12-2N-27-1460-0396-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY											
Exterior Wall		16	WD FR STUC 100							0900	01	3,653	111.6045	139.51	509,630	2010	2010	0	0	0	6.50	93.50	VALUATION BY					STANDARD						
Roof Structur		08	IRREGULAR 100							1 SNGL FAM - 100% - 2011															Heated Area: 3038					HX Base Yr 2011				
Roof Cover		03	COMP SHNGL 100																						BUILDING MARKET VALUE					476,504				
Interior Wall		05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE					50,997				
Interior Floo		11	CLAY TILE 70																						TOTAL LAND VALUE - MARKET					127,500				
Interior Floo		14	CARPET 30																						TOTAL MARKET VALUE					655,001				
Air Condition		03	CENTRAL 100																						SOH/AGL Deduction					245,973				
Heating Type		04	AIR DUCTED 100																						ASSESSED VALUE					409,028				
Bedrooms			4 100																						TOTAL EXEMPTION VALUE					HX HB 50,000				
Bathrooms			3 100																						BASE TAXABLE VALUE					359,028				
Frame		02	WOOD FRAME 100																						TOTAL JUST VALUE					655,001				
Stories		1.	1. 100																						NCON VALUE					0				
Units		0	0 100							INCOME VALUE																								
Occupancy		00	NONE 100							PREVIOUS YEAR MKT VALUE					636,376																			
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	3,038	100	3,038	396,282																														
FGR	810	55	446	58,177																														
FOP	61	30	18	2,348																														
FOP	498	30	149	19,436																														
STP	22	10	2	261																														
TOTALS		4,429		3,653	476,504																													
EXTRA FEATURES										862067 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH																								
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	0855	CONC PAVER	0 100	0	0	1,314.00	SF	10.00	10.00	100	2010	2010	3	91	11,957																			
2	0861	POOL GUNIT	0 100	0	0	436.00	SF	85.00	85.00	100	2010	2010	3	60	22,236																			
3	0910	SCRN RM L	0 100	0	0	1,074.00	SF	15.00	15.00	100	2010	2010	3	45	7,250																			
4	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2010	2010	3	45	450																			
5	0855	CONC PAVER	0 100	0	0	638.00	SF	10.00	10.00	100	2010	2010	3	91	5,806																			
6	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2010	2010	3	45	2,250																			
7	1126	CB/STC 8"	0 100	0	0	144.00	SF	8.00	8.00	100	2010	2010	3	91	1,048																			
LAND DESCRIPTION										TOTAL OB/XF										50,997														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		02/05/2020		BY	NWA		Total Acres: 0.00			Total Land Value: 127,500			Market: 0			Agricultural: 0			Common: 127,500			PRINTED 08/06/2024 BY SYS												