LOT 413
NORTH HAMPTON PHASE 2 PB 6/328

FISHER REVOCABLE TRUST/FISHER JAY DANIEL TRUSTEE
861345 N HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0413-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

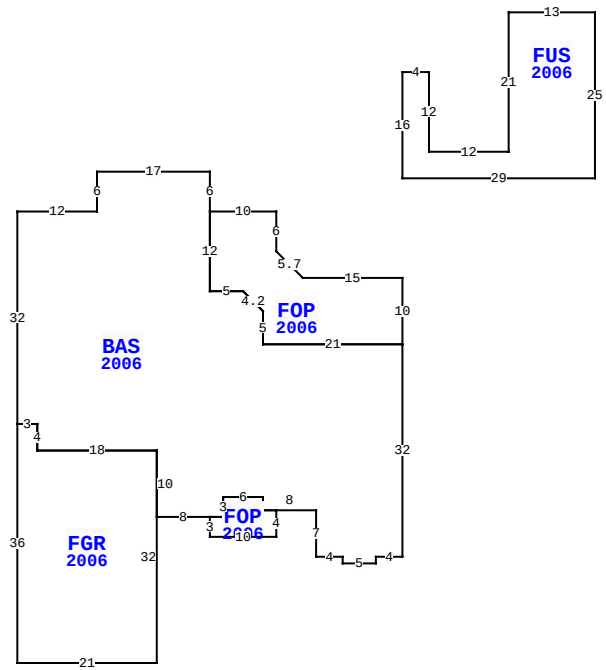
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,085	100	2,085	279,381
FGR	684	55	376	50,383
FOP	50	30	15	2,010
FOP	339	30	102	13,668
FUS	437	100	437	58,556
TOTALS	3,595		3,015	403,998

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,015	112.2492	140.31	423,035	2006	2014	0	0	0	4.50	95.50

1 SNGL FAM – 100% - 2022 Heated Area: 2522 HX Base Yr 2022



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

861345 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		403,998
TOTAL MARKET OB/XF VALUE		27,620
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		536,618
SOH/AGL Deduction		117,239
ASSESSED VALUE		419,379
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		369,379
TOTAL JUST VALUE		536,618
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		520,086

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0617915	XFOB	5,886	06/01/2006
B17417	SWIM POOL	27,000	03/01/2006
M10863	MECH OTHER	0	01/01/2006
P10430	OTHER	0	12/01/2005
E16225	ELEC OTHER	1,500	11/01/2005
C16357	CO ISSUED	512,470	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2435/1073	2/19/2021	WD	Q	I	01	595,000
GRANTOR: HUNTER CHARLES R & MA						
GRANTEE: FISHER REVOCABLE TR						
2151/0456	10/12/2017	WD	Q	I	01	517,000
GRANTOR: KAPPENHAGEN FAMILY TR						
GRANTEE: HUNTER CHARLES R &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2006] W15 U4 L4 N6 W10 BAS=[YR=2006] N6 W17 S6 W12 S32 FGR=[YR=2006] S36 E21 N32 W18 N4 W3$ E3 S4 E18 S10 E8 FOP=[YR=2006] S3 E10 N4 W2 N2 W6 S3 W2$ E2 N3 E6 S2 E8 S7 E4 S1E5 N1 E4 N32 W21 N5 U3 L3 W5 N12$ S12 E5 R3 D3 S5 E21 N10$ PTR=N15 FUS=[YR=2006] N16 E4 S12 E12 N21 E13 S25 W29$ S15$.

EXTRA FEATURES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	90	3,150	
2	0812	CONCRETE C	0	100	0	0	1,528.00	SF	4.00	4.00	100	2006	2006	3	87	5,317	
3	0861	POOL GUNIT	0	100	0	0	320.00	SF	85.00	85.00	100	2006	2006	3	44	11,968	
4	0855	CONC PAVER	0	100	0	0	512.00	SF	10.00	10.00	100	2006	2006	3	87	4,454	
5	0911	SCRN RM A	0	100	0	0	578.00	SF	17.50	17.50	100	2006	2006	3	27	2,731	

LAND DESCRIPTION

TOTAL OB/XF 27,620

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	000141	C	SFR GOLF B	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	105,000.00	105,000.00	105,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 08/06/2024 BY SYS