



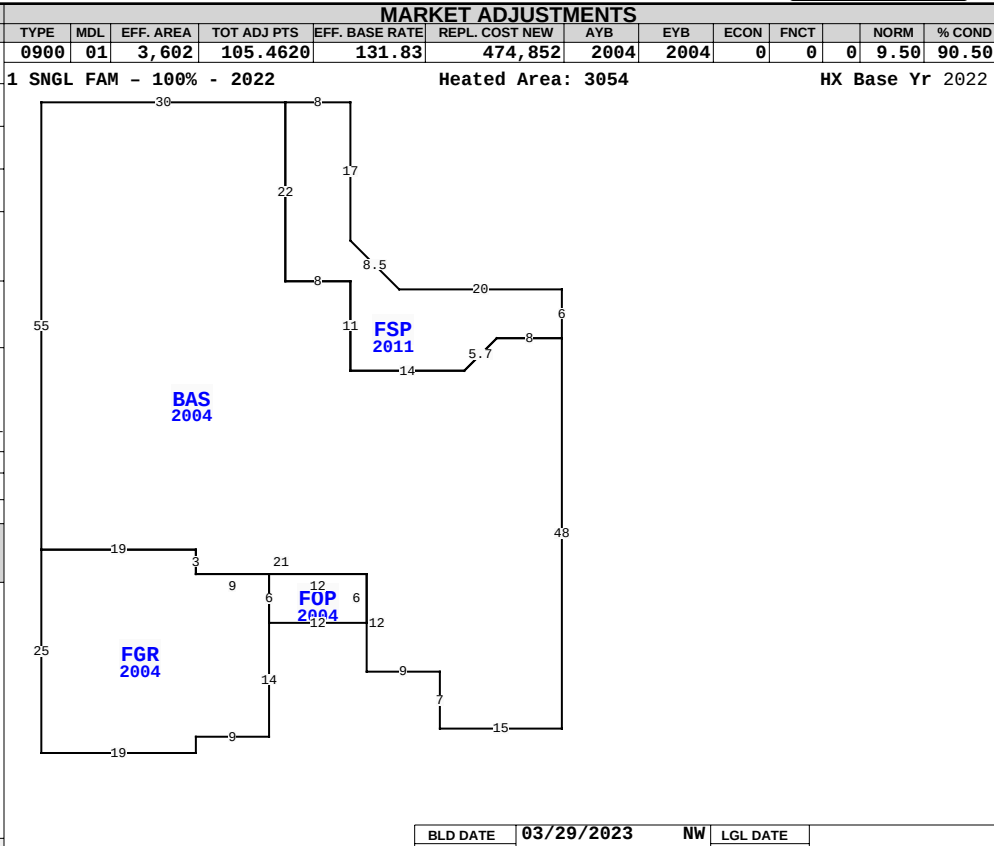
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
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	3,054	100	3,054	364,361
FGR	655	55	360	42,950
FOP	72	30	22	2,625
FSP	414	40	166	19,805
TOTALS	4,195		3,602	429,741

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0 100	0	0	1,125.00	SF	4.00	4.00	100	2004
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2004
3	0861	POOL GUNIT	0 100	0	0	260.00	SF	85.00	85.00	100	2018
4	0855	CONC PAVER	0 100	0	0	794.00	SF	10.00	10.00	100	2018
5	0910	SCRN RM L	0 100	0	0	1,054.00	SF	15.00	15.00	100	2018

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000141	C	SFR GOLF B	100		PUD	0.00	0.00	1.00	LT	1.00



BLD DATE	03/29/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	
861553 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH				

TOTAL OB/XF											
46,753											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		429,741	
TOTAL MARKET OB/XF VALUE		46,753	
TOTAL LAND VALUE - MARKET		105,000	
TOTAL MARKET VALUE		581,494	
SOH/AGL Deduction		125,246	
ASSESSED VALUE		456,248	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		406,248	
TOTAL JUST VALUE		581,494	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		563,767	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17008891	ADDITION	26,766	11/15/2017
17006447	SWIM POOL	39,000	07/19/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2494/1092	8/24/2021	WD	Q	I	01	637,000
GRANTOR: TRAPP LAURENCE J & KA						
GRANTEE: PAZULA BRUCE R & MA						
2085/0023	11/18/2016	WD	Q	I	01	388,000
GRANTOR: MATHERS ROBERT WINSTO						
GRANTEE: TRAPP LAURENCE JOSE						

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=2011] W20 U6 L6 N17 W8 BAS=[YR=2004] W30 S55 FGR=[YR=2004] S25 E19 N2 E9 N14 FOP=[YR=2004] E12 N6 W12 S6 \$ N6 W9 N3 W19 \$ E19 S3 E21 S12 E9 S7 E15 N48 W8 D4 L4 W14 N11 W8 N22 \$ S22 E8 S11 E14 U4 R4 E8 N6 \$.											