

LOT 423
IN OR 1194/644
NORTH HAMPTON PHASE 2 PB 6/328

BROXTON BOBBY J & DEBORAH A
861571 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0423-0000



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		3 100
Bathrooms		2.5 100
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	

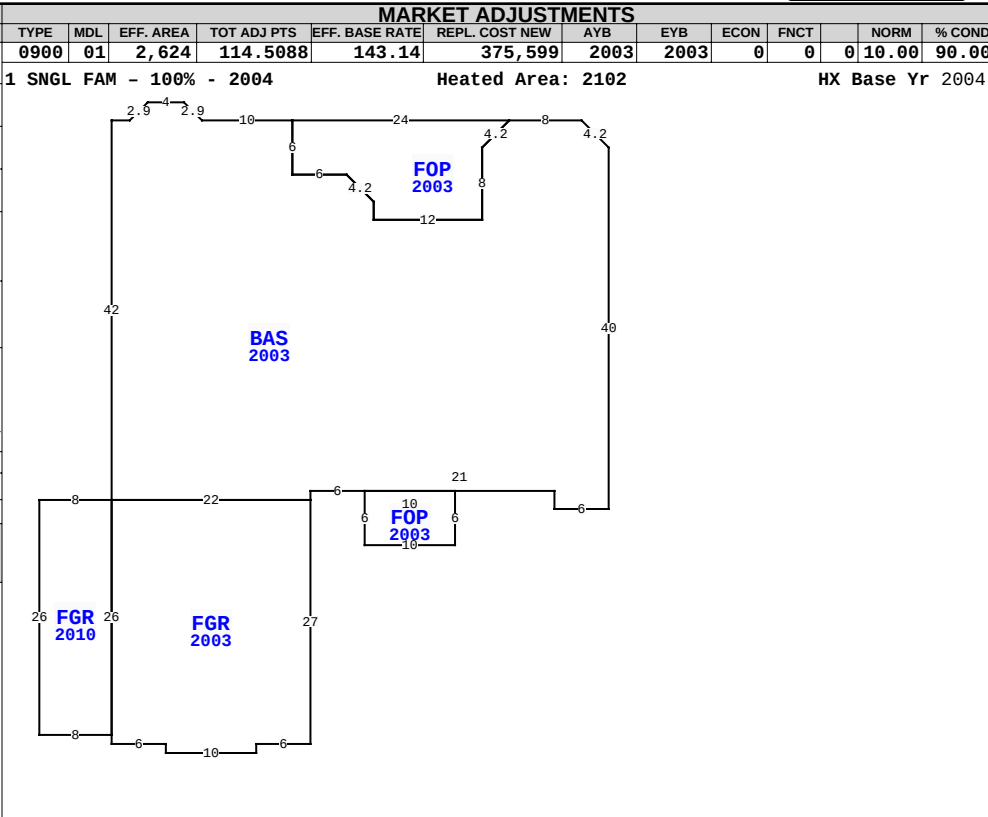
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,102	100	2,102	270,792
FGR	604	55	332	42,770
FGR	208	55	114	14,686
FOP	60	30	18	2,319
FOP	195	30	58	7,472

TOTALS	3,169		2,624	338,039
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,254.00	SF	4.00
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0857	SANDSTONE/	0	100	0	0	662.00	SF	16.00
4	0910	SCRN RM L	0	100	0	0	1,012.00	SF	15.00
5	0861	POOL GUNIT	0	100	0	0	350.00	SF	85.00
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00
7	0877	JACUZZI	0	100	0	0	1.00	UT	3,000.00

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

REVIEW DATE 02/05/2020 BY NWA



861571 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

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

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	0812	CONCRETE C	0	100	0	0	1,254.00	SF	4.00	4.00	100	2003	2003	3	83	4,163	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	87	3,045	
3	0857	SANDSTONE/	0	100	0	0	662.00	SF	16.00	16.00	100	2004	2004	3	96	10,168	
4	0910	SCRN RM L	0	100	0	0	1,012.00	SF	15.00	15.00	100	2004	2004	3	22	3,340	
5	0861	POOL GUNIT	0	100	0	0	350.00	SF	85.00	85.00	100	2004	2004	3	36	10,710	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	22	440	
7	0877	JACUZZI	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2004	2004	3	22	660	

TOTAL OB/XF													32,526	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA			
PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	105,000.00	105,000.00	:			

Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000

NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										STANDARD									
VALUATION BY										Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE										338,039									
TOTAL MARKET OB/XF VALUE										32,526									
TOTAL LAND VALUE - MARKET										105,000									
TOTAL MARKET VALUE										475,565									
SOH/AGL Deduction										172,775									
ASSESSED VALUE										302,790									
TOTAL EXEMPTION VALUE										HX HB VX 55,000									
BASE TAXABLE VALUE										247,790									
TOTAL JUST VALUE										475,565									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										462,119									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23077	ADDITION	24,441	11/01/2009
B22425	REMODEL	21,882	04/01/2009
B0412497	SWIM POOL	7,900	03/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1194/0644	12/10/2003	WD	Q	I		278,700	
GRANTOR: INTERVEST CONSTRUCTIO							
GRANTEE: BROXTON BOBBY J & D							
1140/1496	5/28/2003	WD	U	V	19	571,200	
GRANTOR: NORTH HAMPTON LLC							
GRANTEE: INTERVEST CONSTRUCT							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2003] U3 L3 W8 FOP=[YR=2003] W24 S6 E6 D3 R3 S2 E12 N8 U3 R3 \$ D3 L3 S8 W12 N2 U3 L3 W6 N6 W10 U2 L2 W4 D2 L2 W2 S42 FGR=[YR=2010] W8 S26 E8 FGR=[YR=2003] S1 E6 S1 E10 N1 E6 N27 W22 S26 \$ N26 \$ E22 N1 E6 FOP=[YR=2003] S6 E10 N6 W10 \$ E21 S2 E6 N40 \$.									