



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	21	STONE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 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	6	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

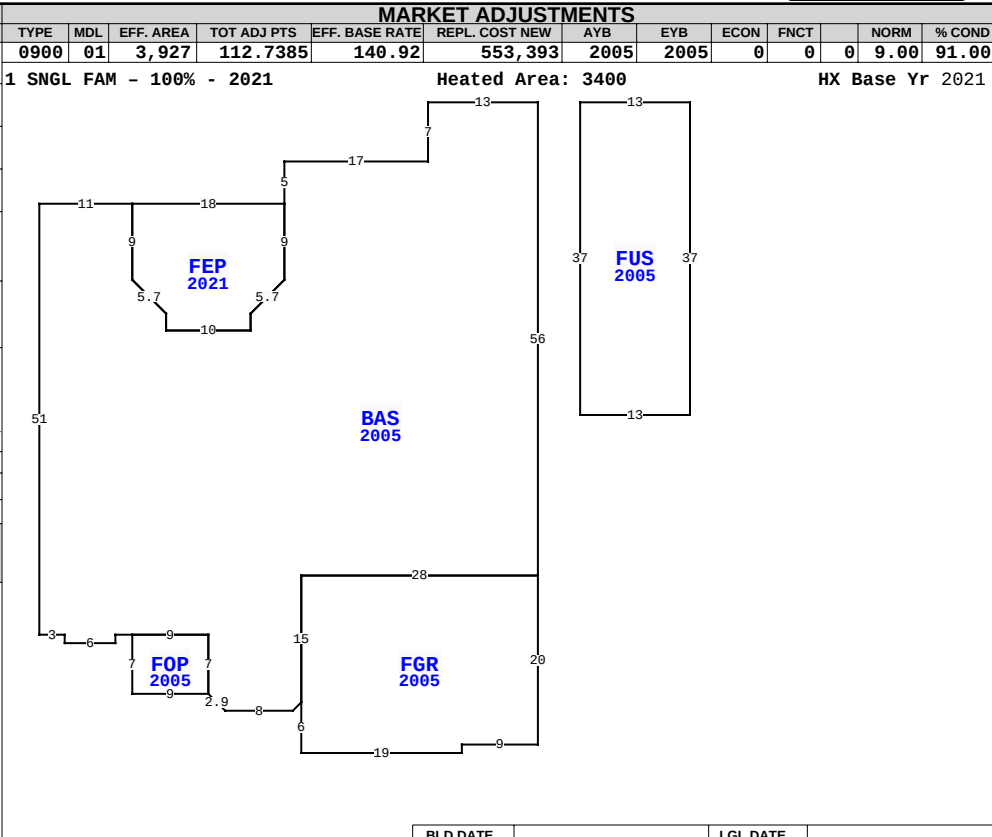
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4043.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,919	100	2,919	374,324
FEP	238	80	190	24,365
FGR	579	55	318	40,780
FOP	63	30	19	2,436
FUS	481	100	481	61,683
TOTALS	4,280		3,927	503,588

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	2005	2005	3	89	3,115
2	0812	CONCRETE C	0	100	0	0		1,233.00	SF 4.00	4.00	100	2005	2005	3	86	4,242
3	0910	SCRN RM L	0	100	28	59		1,652.00	SF 15.00	15.00	100	2007	2007	3	31	7,682
4	0861	POOL GUNIT	0	100	20	32		640.00	SF 85.00	85.00	100	2007	2007	3	48	26,112
5	0830	FLAGSTONE	0	100	0	0		1,012.00	SF 12.00	12.00	100	2007	2007	3	88	10,687
6	0877	JACUZZI	0	100	0	0		1.00	UT 3,000.00	3,000.00	100	2007	2007	3	31	930

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000141	C



861615 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

TOTAL OB/XF																52,768
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

TOTAL OB/XF																52,768
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE		503,588			
TOTAL MARKET OB/XF VALUE		52,768			
TOTAL LAND VALUE - MARKET		105,000			
TOTAL MARKET VALUE		661,356			
SOH/AGL Deduction		203,678			
ASSESSED VALUE		457,678			
TOTAL EXEMPTION VALUE		50,000			HX HB
BASE TAXABLE VALUE		407,678			
TOTAL JUST VALUE		661,356			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		642,319			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21014384	ADDITION	13,872	10/19/2021
B18545	SWIM POOL	38,500	09/01/2006
B13256	NEW CONSTR	0	01/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2396/1628	9/29/2020	WD Q	I	I	02
GRANTOR: ALLEN ROBERT J & TINA					
GRANTEE: RATHMANN STEVEN J &					
2029/1945	2/17/2016	WD Q	I	I	02
GRANTOR: PACKARD ARTHUR M & SU					
GRANTEE: ALLEN ROBERT JAMES					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2005] W13 S7 W17 S5 FEP=[YR=2021] W18 S9 D4 R4 S2 E10 N2 U4 R4 N9\$ S9 L4 D4 S2 W10 N2 L4 U4 N9 W11 S51 E3 S1 E6 N1 E2 FOP=[YR=2005] S7 E9 N7 W9\$ E9 S7 D2 R2 E8 U1 R1 FGR=[YR=2005] S6 E19 N1 E9 N20 W28 S15\$ N15 E28 N56\$ PTR=E5 FUS=[YR=2005] S37 E13 N37 W13\$ W5\$.					