

LOT 428
IN OR 1316/110
NORTH HAMPTON PHASE 2 PB 6/328

GREYARD DAVID M & CAROLYN J
861657 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0428-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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	11 CLAY TILE 70
Interior Floo	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	4 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100
Occupancy	00 NONE 100

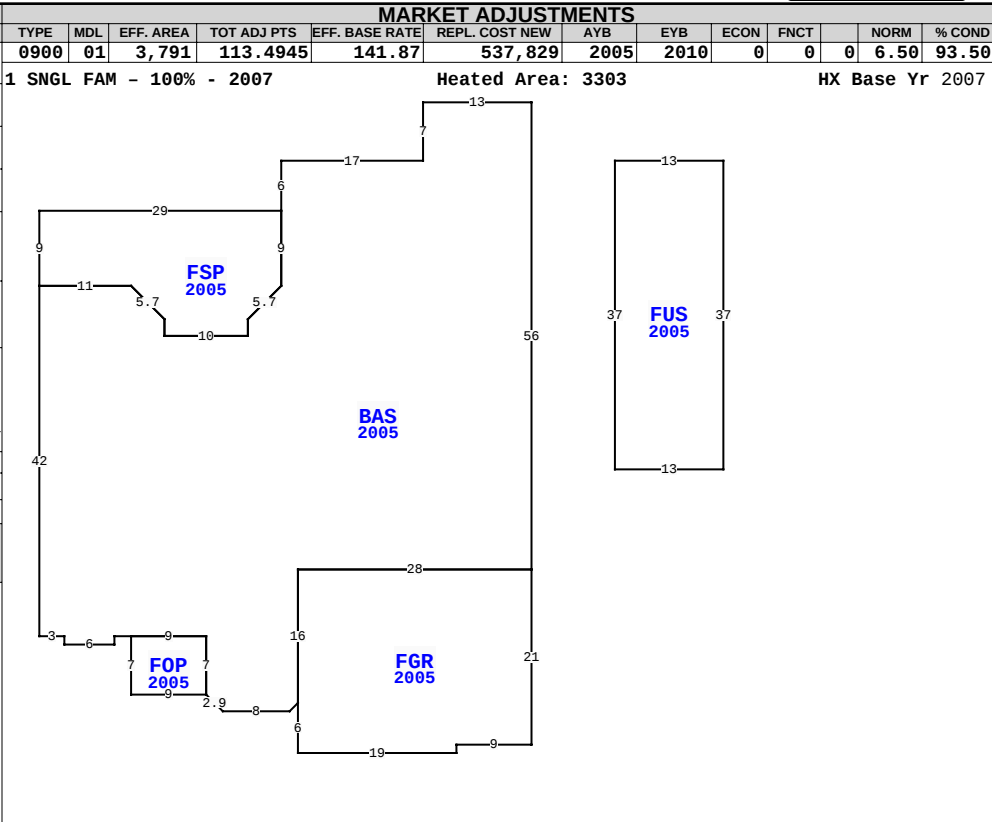
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4043.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,822	100	2,822	374,334
FGR	607	55	334	44,305
FOP	63	30	19	2,521
FSP	337	40	135	17,907
FUS	481	100	481	63,803

TOTALS	4,310		3,791	502,870
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	1,175.00	SF	4.00
3	0855	CONC PAVER	0	100	0	0	84.00	SF	10.00
4	0861	POOL GUNIT	0	100	0	0	159.00	SF	127.50
5	0877	JACUZZI	0	100	0	0	1.00	UT	2,000.00
6	0845	KOOL DECK	0	100	0	0	720.00	SF	7.25
7	0911	SCRN RM A	0	100	0	0	943.00	SF	17.50

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



861657 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	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	1,175.00	SF	4.00	4.00	100	2005	2005	3	86	4,042	
3	0855	CONC PAVER	0	100	0	0	84.00	SF	10.00	10.00	100	2005	2005	3	86	722	
4	0861	POOL GUNIT	0	100	0	0	159.00	SF	127.50	127.50	100	2005	2005	3	40	8,109	
5	0877	JACUZZI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	24	480	
6	0845	KOOL DECK	0	100	0	0	720.00	SF	7.25	7.25	100	2005	2005	3	86	4,489	
7	0911	SCRN RM A	0	100	0	0	943.00	SF	17.50	17.50	100	2005	2005	3	24	3,961	

TOTAL OB/XF										24,918							
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	LAND VALUE
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

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY										STANDARD				
VALUATION BY										Tax Group: 4				Tax Dist:
BUILDING MARKET VALUE										502,870				
TOTAL MARKET OB/XF VALUE										24,918				
TOTAL LAND VALUE - MARKET										105,000				
TOTAL MARKET VALUE										632,788				
SOH/AGL Deduction										312,110				
ASSESSED VALUE										320,678				
TOTAL EXEMPTION VALUE										50,000				HX HB
BASE TAXABLE VALUE										270,678				
TOTAL JUST VALUE										632,788				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										611,685				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0515259	SWIM POOL	33,031	01/01/2005

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1316/0110	5/09/2005	QC	U	I	06	100			
GRANTOR: GREYARD DAVID M									
GRANTEE: GREYARD DAVID M & C									
1316/0109	5/09/2005	WD	Q	I		402,900			
GRANTOR: MORRISON HOMES INC									
GRANTEE: GREYARD DAVID M									

BUILDING NOTES									
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BUILDING DIMENSIONS

BAS=[YR=2005] W13S7W17S6FSP=[YR=2005] W29 S9E11 D4 R4 S2E10N2 U4 R4 N9S9 L4 D4 S2W10N2 U4 L4 W11S42E3S1E6 N1E2FOP=[YR=2005] S7E9N7W9S9E9S7 D2 R2 E8 U1 R1 FGR=[YR=2005] S6E19N1E9N21 W28S16N16E28N56\$ PTR=E10S7 FUS=[YR=2005] S37E13N37W13\$ N7W10\$.