

LOT 429 & PT OF GOVT LOT 3 OF
SEC 13-2N-27E IN OR 1978/801
NORTH HAMPTON #2 PBK 6/328

HUCKABY SUZAN MARIE & KIRBY
861669 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0429-0000



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 50
Interior Floo	14 CARPET 50
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

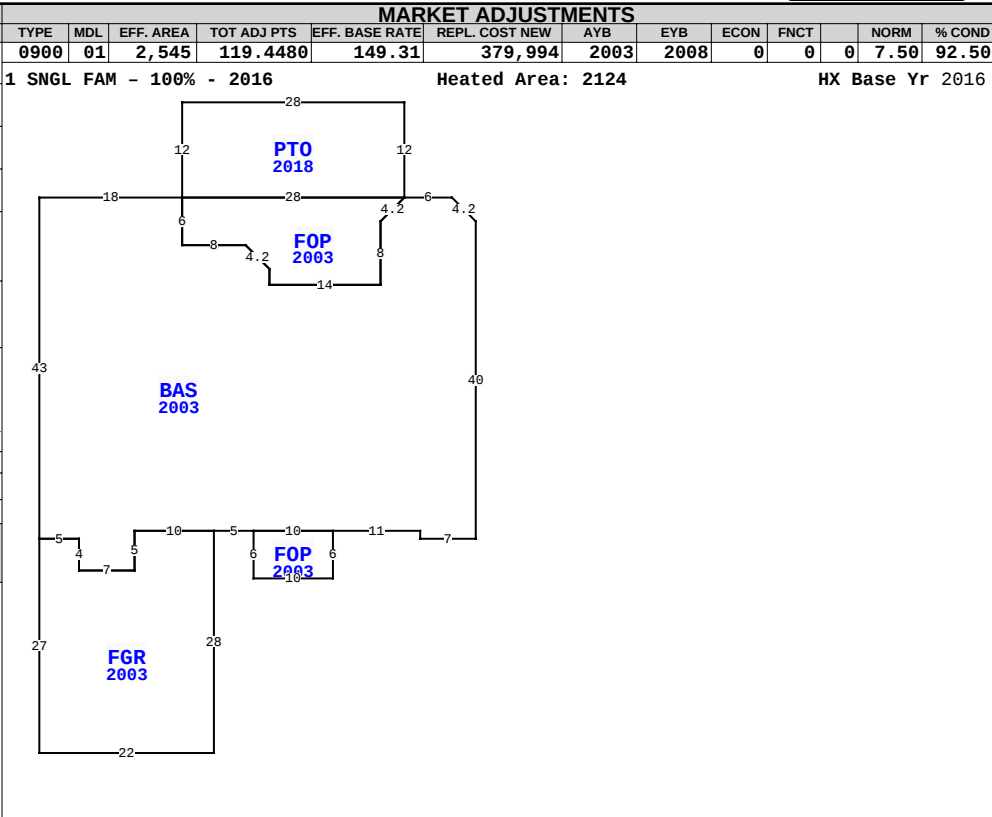
MAP NUM	MKT AREA	04
NEIGHBORHOOD/LOC	4043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,124	100	2,124	293,349
FGR	576	55	317	43,781
FOP	60	30	18	2,486
FOP	229	30	69	9,529
PTO	336	5	17	2,348

TOTALS	3,325	2,545	351,494
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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	1,278.00	SF	4.00
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0462	ST/AL FNC	0	100	186	4	744.00	SF	10.00
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00
5	0911	SCRN RM A	0	100	28	12	336.00	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



861669 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	351,494								
TOTAL MARKET OB/XF VALUE	16,113								
TOTAL LAND VALUE - MARKET	105,000								
TOTAL MARKET VALUE	472,607								
SOH/AGL Deduction	171,058								
ASSESSED VALUE	301,549								
TOTAL EXEMPTION VALUE	50,000								
BASE TAXABLE VALUE	251,549								
TOTAL JUST VALUE	472,607								
NCON VALUE	0								
INCOME VALUE	0								
PREVIOUS YEAR MKT VALUE	455,284								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24-03936	ADDING ROOF TO SC	22,000	04/05/2024
2008042	REPAIR/RRF	21,500	09/02/2020
18012033	XFOB	8,030	12/10/2018
18008962	ADDITION	8,030	12/01/2018
P0363930	NEW CONSTR	162,932	06/02/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1987/0801	6/22/2015	WD	Q	I	01	318,000	
GRANTOR: HARPER DAVID O &							
GRANTEE: HUCKABY SUZAN MARIE							
1900/1076	1/31/2014	WD	Q	I	02	300,000	
GRANTOR: VANSANT SHIRLEY C & D							
GRANTEE: HARPER DAVID O & AN							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2003;ORIG=0,0] U3L3 W6 D3L3 S8 W14 N2 U3L3 W8 N6 W18 S43 E5 S4 E7 N5 E10 E5 E10 E11 S1 E7 N40 \$									
FGR=[YR=2003;ORIG=-55,40] S27 E22 N28 W10 S5 W7 N4 W5 \$									
PTO=[YR=2018;ORIG=-9,-3] N12 W28 S12 E28 \$									
FOP=[YR=2003;ORIG=-37,-3] S6 E8 D3R3 S2 E14 N8 U3R3 W28 \$									
FOP=[YR=2003;ORIG=-28,39] S6 E10 N6 W10 \$									