

BUILDING CHARACTERISTICS		CONSTRUCTION	
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 Floor	14	CARPET	60
Interior Floor	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	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
BAS	1,645	100	1,645
FGR	483	55	266
FOP	90	30	27
FSP	120	40	48
FUS	1,039	100	1,039
TOTALS	3,377		3,025

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,025	110.3172	137.90	417,148	2005	2005	0	0	9.00	91.00

1 SNGL FAM - 100% - 2018 Heated Area: 2684 HX Base Yr 2018

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		379,605	
TOTAL MARKET OB/XF VALUE		4,985	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		512,090	
SOH/AGL Deduction		193,261	
ASSESSED VALUE		318,829	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		268,829	
TOTAL JUST VALUE		512,090	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		495,135	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000023	NEW CONSTR	14,750	01/03/2022
E14532	ELEC OTHER	1,500	03/01/2005
M09518	MECH OTHER	0	03/01/2005
P09045	OTHER	0	02/01/2005
B14327	NEW CONSTR	380,900	02/01/2005
R07074	REPAIR/RRF	3,500	02/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1963/1513	6/18/2014	WD Q	Q	I	01	295,000
GRANTOR: WITMEYER MICHAEL J JR						
GRANTEE: VAUGHN VINCENT & PA						
1632/0933	7/24/2009	WD Q	Q	I	01	350,000
GRANTOR: INTERVEST CONSTRUCTIO						
GRANTEE: WITMEYER MICHAEL J						

EXTRA FEATURES																
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	1,449.00	SF	4.00	4.00	100	2005	2005	3	86	4,985	

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

861805 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH, FL 32034

BUILDING NOTES									

BUILDING DIMENSIONS									
FSP=[YR=2005] N12W10S12E10SBAS=[YR=2005] W10N12W30S40FGR=[YR=2005] S23E21N23 W21S21S6FOP=[YR=2005] S10E10N5 U3 L3 N2W7S7E7S2 D3 R3 E6 U3 R3 N36S PTR=E10N12 FUS=[YR=2005] S26E15S3E6 N1E7 D3 R3 E6 U3 R3 N28W19S12W7 N12W14S12W10S.									

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							