LOT 441
NORTH HAMPTON PHASE 2 PB 6/328

SOWERS JAMES R & PATRICIA ANN
861865 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0441-0000

BUILDING CHARACTERISTICS

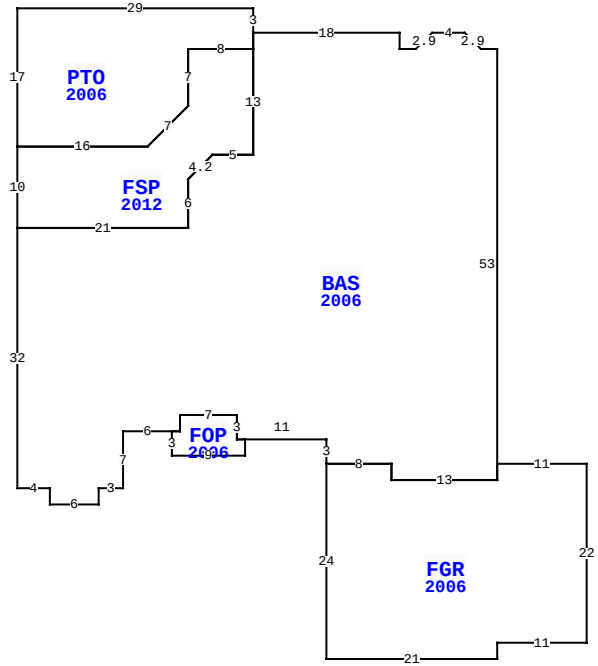
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,461	100	2,461	326,288
FGR	720	55	396	52,503
FOP	40	30	12	1,591
FSP	331	40	132	17,501
PTO	385	5	19	2,519
TOTALS	3,937		3,020	400,402

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,020	115.9200	144.90	437,598	2006	2006	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2024 Heated Area: 2461 HX Base Yr 2024



861865 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

BLD DATE	09/16/2020	KKA	LGL DATE	
XF DATE	09/16/2020	KKA	LAND DATE	09/16/2020 KKA
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		400,402
TOTAL MARKET OB/XF VALUE		29,454
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		557,356
SOH/AGL Deduction		0
ASSESSED VALUE		557,356
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		507,356
TOTAL JUST VALUE		557,356
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		540,411

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428272	SCRNENCL	20,441	01/01/2014
E1314149	9X9PARTITION	0	12/01/2013
E17079	ELEC OTHER	1,500	04/01/2006
P10974	OTHER	0	04/01/2006
C17400	CO ISSUED	488,692	03/01/2006
R09065	REPAIR/RRF	3,500	03/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2616/1643	1/31/2023	WD	Q	I	02	615,000
GRANTOR: HARRISON CECELLIA A						
GRANTEE: SOWERS JAMES RICHAR						
2307/1208	9/23/2019	WD	Q	I	01	418,300
GRANTOR: HADDOCK EDGAR H LIVIN						
GRANTEE: HARRISON WALTER L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W2 U2 L2 W4 D2 L2 W2 N2 W18 PTO=[YR=2006] N3 W29 S17 E16 U5 R5 N7 E8 N2$ S2 FSP=[YR=2012] W8 S7 D5 L5 W16 S10 E21 N6 U3 R3 E5 N13$ S13 W5 D3 L3 S6 W21 S32 E4 S2 E6 N2 E3 N7 E6 FOP=[YR=2006] S3 E9 N2 W1 N3 W7 S2 W1$ E1 N2 E7 S3 E11 S3 FGR=[YR=2006] S24 E21 N2 E11 N22 W11 S2 W13 N2 W8$ E8 S2 E13 N53 $.

EXTRA FEATURES

LN	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	2006	2006	3	90	3,150	
2	0855	CONC PAVER	0	100	0	0	1,319.00	SF	10.00	10.00	100	2014	2014	3	95	12,531	
3	0911	SCRN RM A	0	100	0	0	941.00	SF	17.50	17.50	100	2014	2014	3	65	10,704	
4	0855	CONC PAVER	0	100	0	0	152.00	SF	10.00	10.00	100	2014	2014	3	95	1,444	
5	0600	SUMMER KIT	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2014	2014	3	65	1,625	

LAND DESCRIPTION

TOTAL OB/XF 29,454

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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							

REVIEW DATE 09/16/2020 BY KKA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/06/2024 BY SYS