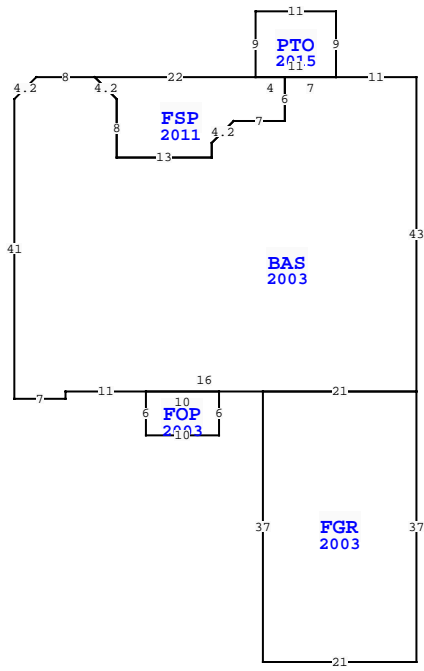


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	60
Interior Floo	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,691	115.1136	143.89	387,208	2003	2003	0	0	10.00	90.00		
1 SNGL FAM - 100% - 2016 Heated Area: 2156 HX Base Yr 2016													



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	2,156	100	2,156	279,204
FGR	777	55	427	55,297
FOP	60	30	18	2,331
FSP	212	40	85	11,008
PTO	99	5	5	647
TOTALS	3,304		2,691	348,487

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			348,487
TOTAL MARKET OB/XF VALUE			8,716
TOTAL LAND VALUE - MARKET			127,500
TOTAL MARKET VALUE			484,703
SOH/AGL Deduction			186,326
ASSESSED VALUE			298,377
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			248,377
TOTAL JUST VALUE			484,703
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			469,232

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633565	ADDITION	13,264	12/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2010/0542	10/20/2015	SW	U	I	12	280,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: TRESCOT STEPHEN W &						
2005/0774	7/09/2015	SW	U	I	12	100
GRANTOR: US BANK NATIONAL ASSO						
GRANTEE: FEDERAL HOME LOAN M						

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	87	3,045	
2	0812	CONCRETE C	0	100	0	1,708.00	SF	4.00	4.00	100	2003	2003	3	83	5,671	

861768 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH														BLD DATE	03/29/2023	NW	LGL DATE	
														XF DATE			LAND DATE	
														INC DATE			AG DATE	
														TOTAL OB/XF	8,716			

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2003] W11 PTO=[YR=2015] N9 W11 S9 FSP=[YR=2011] W22 D3 R3 S8 E13 N2 R3 U3 E7 N6 W4\$ E11\$ W7 S6 W7 D3 L3 S2 W13 N8 L3 U3 W8 D3 L3 S41 E7 N1 E11 FOP=[YR=2003] S6 E10 N6 W10\$ E16 FGR=[YR=2003] S37 E21N37 W21\$ E21 N43\$.													

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							