

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 80
Exterior Wall	21 STONE 20
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 70
Interior Floor	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	4 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 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	4,035	112.6356	140.79	568,088	2005	2005	0	0	0	9.00	91.00	

1 SNGL FAM - 0% - 0 Heated Area: 3419 HX Base Yr



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	2,875	100	2,875	368,342
FGR	736	55	405	51,888
FOP	90	30	27	3,459
FSP	459	40	184	23,574
FUS	544	100	544	69,697
TOTALS	4,704		4,035	516,960

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			516,960
TOTAL MARKET OB/XF VALUE			33,789
TOTAL LAND VALUE - MARKET			127,500
TOTAL MARKET VALUE			678,249
SOH/AGL Deduction			137,111
ASSESSED VALUE			541,138
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			541,138
TOTAL JUST VALUE			678,249
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			657,446

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B14402	ADDITION	9,900	02/01/2005
B13152	NEW CONSTR	0	01/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1436/0767	8/10/2006	PR Q	Q	I		630,000

GRANTOR: MELLONE-WENTZ KRISTY  
GRANTEE: GRILLAERT MICHAEL J  
1403/1160 4/12/2006 WD U I 07 100  
GRANTOR: MORRISON HOMES INC  
GRANTEE: MELLONE JULIE L

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	0871	POOL HTR R	0	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	24	480	
2	0910	SCRN RM L	0	0	0	1,920.00	SF	15.00	15.00	100	2005	2005	3	24	6,912	
3	0812	CONCRETE C	0	0	0	1,191.00	SF	4.00	4.00	100	2005	2005	3	86	4,097	
4	0861	POOL GUNIT	0	0	0	372.00	SF	85.00	85.00	100	2005	2005	3	40	12,648	
5	0845	KOOL DECK	0	0	0	1,548.00	SF	7.25	7.25	100	2005	2005	3	86	9,652	

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

BUILDING NOTES	
861782 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH, FL 32034	

BUILDING DIMENSIONS	
BAS=[YR=2005] W27FSP=[YR=2005] W33S9E9 D9 R8 E10 U6 R6 N12S12 D6 L6 W10 L8 U9 W9S5E3S3E10N3E2N8 FOP=[YR=2005] E15N4W1 U3 L3 W7 D3 L3 W1S4N4E1 U3 R3 E7 D3 R3 E1 FGR=[YR=2005] S25E10S1E20N24W17N2W13 S\$E13S2E17N54\$ PTR=E10S7 FUS=[YR=2005] S16E32N9W3N5W11 U2 L2 N7W11S7W5\$ N7W10\$.	

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	DPH 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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							