



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	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
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NEIGHBORHOOD/LOC	4043.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,028	100	3,028	370,330
FGR	636	55	350	42,806
FOP	72	30	22	2,691
FOP	176	30	53	6,482
FOP	245	30	74	9,050

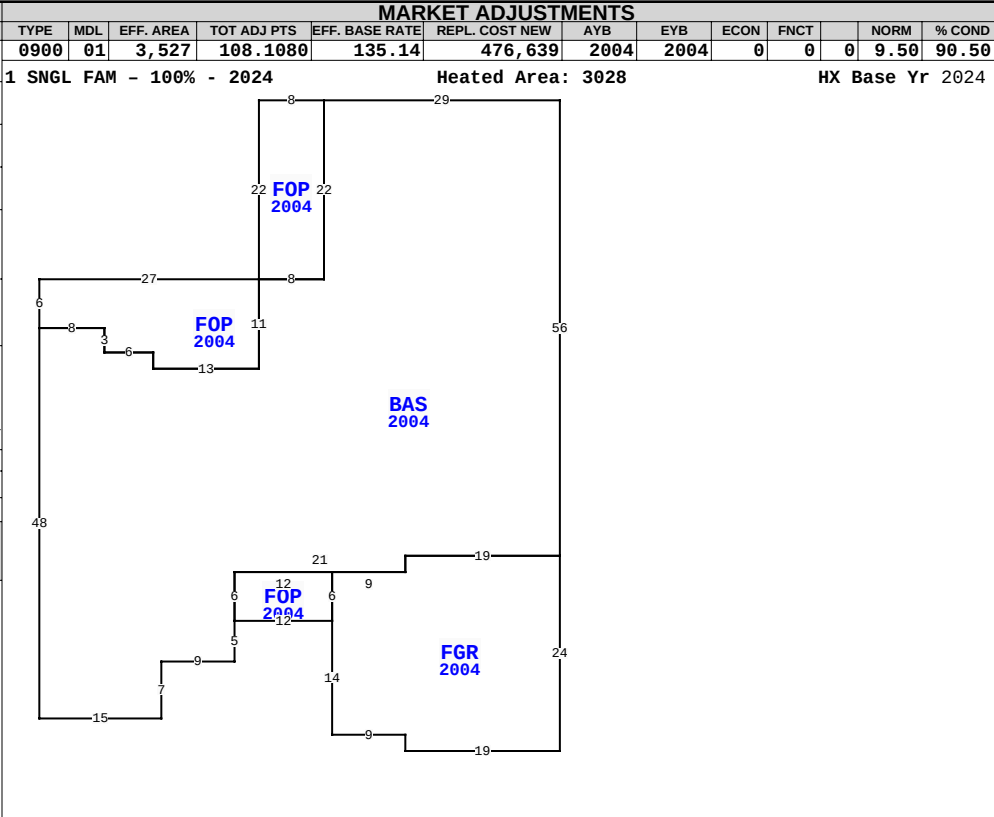
TOTALS	4,157		3,527	431,358
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EXTRA FEATURES

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	0		1.00	UT 3,500.00	3,500.00	100	2004	2004	3	88	3,080
2	0812	CONCRETE C	0	100	0	0		1,205.00	SF 4.00	4.00	100	2004	2004	3	84	4,049
3	0861	POOL GUNIT	0	100	0	0		540.00	SF 85.00	85.00	100	2010	2010	3	60	27,540
4	0910	SCRN RM L	0	100	0	0		1,382.00	SF 15.00	15.00	100	2010	2010	3	45	9,329
5	0877	JACUZZI	0	100	0	0		1.00	UT 1,000.00	1,000.00	100	2010	2010	3	45	450
6	0600	SUMMER KIT	0	100	0	0		1.00	UT 5,000.00	5,000.00	100	2010	2010	3	45	2,250
7	0855	CONC PAVER	0	100	0	0		288.00	SF 10.00	10.00	100	2019	2019	3	98	2,822

LAND DESCRIPTION

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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							



861816 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

TOTAL OB/XF										49,520									
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE														

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1		4
VALUATION BY		STANDARD		
Tax Group: 4		Tax Dist:		
BUILDING MARKET VALUE		431,358		
TOTAL MARKET OB/XF VALUE		49,520		
TOTAL LAND VALUE - MARKET		127,500		
TOTAL MARKET VALUE		608,378		
SOH/AGL Deduction		80,401		
ASSESSED VALUE		527,977		
TOTAL EXEMPTION VALUE	HX HB	50,000		
BASE TAXABLE VALUE		477,977		
TOTAL JUST VALUE		608,378		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		592,396		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23187	XFOB	56,881	01/01/2010
B23117	XFOB	50,000	12/01/2009
B0413066	NEW CONSTR	0	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2671/918	10/03/2023	WD	Q	I	02	821,900
GRANTOR: LOVE RODNEY A & MARIA						
GRANTEE: LOVE JEANNINE M						
2504/1306	9/30/2021	WD	Q	I	01	635,000
GRANTOR: MURIWAI GARRY TAME &						
GRANTEE: LOVE RODNEY A & MAR						

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=2004] W29 FOP=[YR=2004] W8 S22 E8 N22\$ S22 W8
FOP=[YR=2004] W27 S6 E8 S3 E6 S2 E13 N11\$ S11 W13 N2 W6 N3 W8
S48 E15 N7 E9 N5 FOP=[YR=2004] E12 FGR=[YR=2004] S14 E9 S2
E19 N24 W19 S2 W9 S6\$ N6 W12 S6\$ N6 E21 N2 E19 N56\$.