

TROCINO MARGRIT
861832 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

12-2N-27-1460-0451-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 16 WD FR STUC 100										0900 01 3,309 116.4996 145.62 481,857 2005 2005 0 0 9.00 91.00										Tax Group: 4 Tax Dist:									
Roof Structur 08 IRREGULAR 100										1 SNGL FAM - 100% - 2006 Heated Area: 2765 HX Base Yr 2006										BUILDING MARKET VALUE 438,490									
Roof Cover 03 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 34,328									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 127,500									
Interior Floo 11 CLAY TILE 70																				TOTAL MARKET VALUE 600,318									
Interior Floo 12 HARDWOOD 30																				SOH/AGL Deduction 233,405									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 366,913									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE WX HX HB 55,000									
Bedrooms 4 100																				BASE TAXABLE VALUE 311,913									
Bathrooms 3 100																				TOTAL JUST VALUE 600,318									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1.5 1.5 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 582,783									
Occupancy 00 NONE 100																													
Quality 04 Quality Level 04																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 0100 SINGLE FAMILY																				B16190 ADDITION 7,200 09/01/2005									
MAP NUM MKT AREA 04																				M0509843 H/AC 0 06/01/2005									
NEIGHBORHOOD/LOC 4043.00																				E0514923 ELEC OTHER 1,500 05/01/2005									
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																				P09178 OTHER 0 03/01/2005									
BAS 2,380 100 2,380 315,384																				R07215 REPAIR/RRF 3,500 02/01/2005									
FGR 676 55 372 49,296																				B14547 NEW CONSTR 463,500 02/01/2005									
FOP 50 30 15 1,987																													
FSP 393 40 157 20,804																													
FUS 385 100 385 51,018																													
TOTALS 3,884 3,309 438,490																													
EXTRA FEATURES										861832 NORTH HAMPTON CLUB WAY, FERNANDO BEACH																			
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										BLD DATE 03/29/2023 NW LGL DATE																			
1 0855 CONC PAVER 0 100 0 0 862.00 SF 10.00 10.00 100 2005 2005 3 86 7,413										XF DATE										LAND DATE									
2 0812 CONCRETE C 0 100 0 0 1,320.00 SF 4.00 4.00 100 2005 2005 3 86 4,541										INC DATE										AG DATE									
3 0100 BAR-B-Q 0 100 0 0 1.00 UT 200.00 200.00 100 2005 2005 3 24 48																													
4 0500 FP-PRE FAB 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 2005 2005 3 89 3,115																													
5 0871 POOL HTR R 0 100 0 0 1.00 UT 2,000.00 2,000.00 100 2005 2005 3 24 480																													
6 0910 SCRNM RM L 0 100 0 0 1,240.00 SF 15.00 15.00 100 2005 2005 3 24 4,464																													
7 0861 POOL GUNIT 0 100 0 0 378.00 SF 85.00 85.00 100 2005 2005 3 40 12,852																													
8 0810 CONCRETE A 0 100 0 0 234.00 SF 6.50 6.50 100 2012 2012 3 93 1,415																													
LAND DESCRIPTION										TOTAL OB/XF 34,328																			
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 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																													
REVIEW DATE 04/08/2021 BY NWA										Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500										PRINTED 08/06/2024 BY SYS									