

LOT 452
IN OR 2115/768
NORTH HAMPTON PHASE 2 PB 6/328

WAAS WILLIAM T & MARY LOU
861848 N HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0452-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 90
Exterior Wall	21 STONE 10
Roof Structure	08 IRREGULAR 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	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

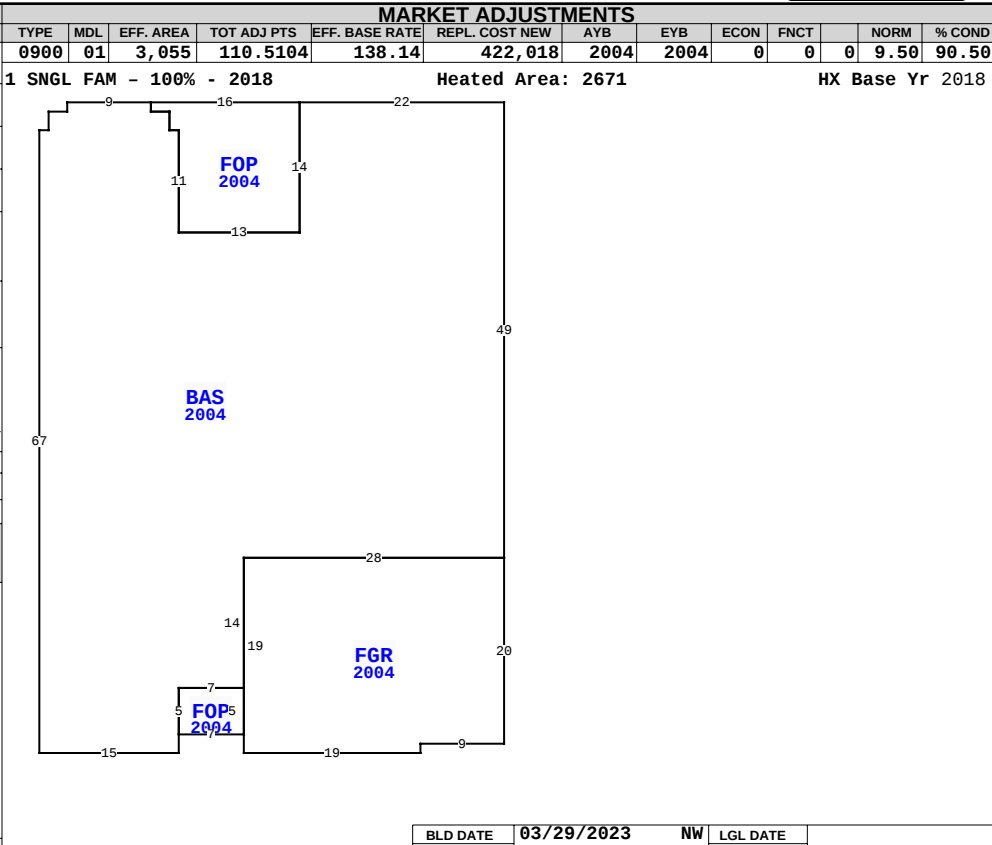
Quality	04 Quality Level 04
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	04
NEIGHBORHOOD/LOC	4043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,671	100	2,671	333,920
FGR	579	55	318	39,756
FOP	35	30	10	1,250
FOP	187	30	56	7,001
TOTALS	3,472		3,055	381,926

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2004
2	0812	CONCRETE C	0 100	0	0	1,160.00	SF	4.00	4.00	100	2004
3	0861	POOL GUNIT	0 100	0	0	392.00	SF	85.00	85.00	100	2006
4	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2006
5	0845	KOOL DECK	0 100	0	0	924.00	SF	7.25	7.25	100	2006
6	0911	SCRN RM A	0 100	0	0	1,380.00	SF	17.50	17.50	100	2006
7	0877	JACUZZI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2006

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT	1.00



861848 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH											
TOTAL OB/XF 35,068											

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1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT	1.00

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE 381,926											
TOTAL MARKET OB/XF VALUE 35,068											
TOTAL LAND VALUE - MARKET 127,500											
TOTAL MARKET VALUE 544,494											
SOH/AGL Deduction 217,794											
ASSESSED VALUE 326,700											
TOTAL EXEMPTION VALUE 218,020											
BASE TAXABLE VALUE 108,680											
TOTAL JUST VALUE 544,494											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 530,047											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005720	ROOF	19,000	07/21/2020
B0617916	XFOB	8,490	06/01/2006
B0617273	SWIM POOL	40,000	01/01/2005

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2115/0768	4/21/2017	WD	Q	I	02	410,000			
GRANTOR: ZARFOSS VERA ELAINE E									
GRANTEE: WAAS WILLIAM T & MA									
1305/0292	3/29/2005	WD	Q	I		346,900			
GRANTOR: MORRISON HOMES INC									
GRANTEE: MONNOT FREDERIC									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2004] W22 FOP=[YR=2004] W16 S1 E2 S2 E1 S11 E13 N14\$ S14 W13 N11 W1 N2 W2 N1 W9 S1 W2 S2 W1 S67 E15 N2 FOP=[YR=2004] E7 FGR=[YR=2004] S2 E19 N1 E9 N20 W28 S19\$ N5 W7 S5\$ N5 E7 N14 E28 N49\$.											