

LOT 456
EX MINERAL RIGHTS PT 1826/1193
NORTH HAMPTON PHASE 3 PB 7/16

ALLAIN THOMAS G & MARY M
861952 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

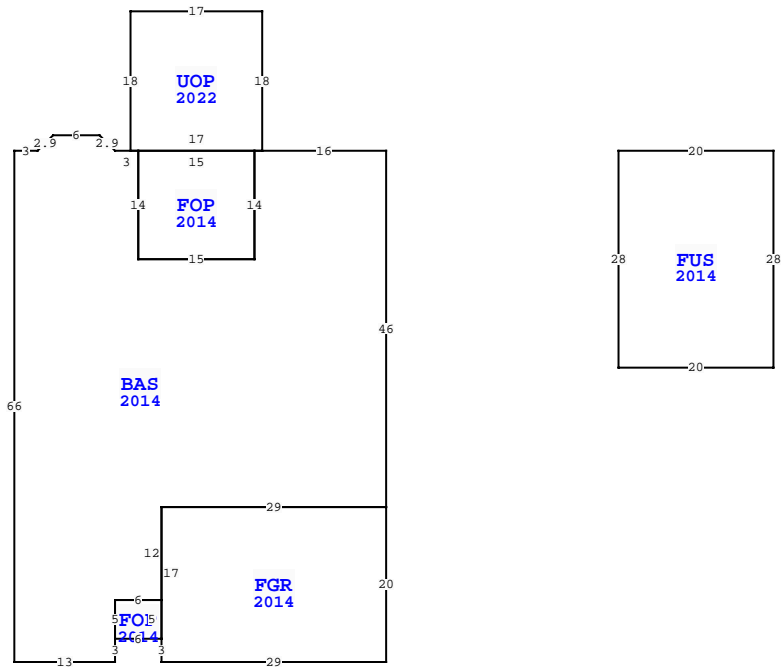
2024

12-2N-27-1460-0456-0000



ELEMENT		CD	CONSTRUCTION	
Exterior Wall	16	WD FR STUC	70	
Exterior Wall	21	STONE	30	
Roof Structure	08	IRREGULAR	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	14	CARPET	60	
Interior Floor	11	CLAY TILE	40	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		5	100	
Bathrooms		4	100	
Frame	02	WOOD FRAME	100	
Stories	1.5	1.5	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	2,346	100	2,346	324,370
FGR	580	55	319	44,107
FOP	30	30	9	1,244
FOP	210	30	63	8,711
FUS	560	100	560	77,429
UOP	306	20	61	8,435
TOTALS	4,032		3,358	464,293

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SNGL FAM	- 100%	- 2024		486,171	2014	2014	0	0	4.50	95.50
Heated Area: 2906 HX Base Yr 2024											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			464,293
TOTAL MARKET OB/XF VALUE			21,387
TOTAL LAND VALUE - MARKET			127,500
TOTAL MARKET VALUE			613,180
SOH/AGL Deduction			297,988
ASSESSED VALUE			315,192
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			265,192
TOTAL JUST VALUE			613,180
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			592,749

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230015107		11,280	11/27/2023
230012959	GUNITE POOL	100,000	10/09/2023
21016325	ADDITION	16,495	11/23/2021
B1328142	CO ISSUED	0	04/24/2014
B1328142	NEW CONSTR	351,687	12/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2654/1786	7/18/2023	WD Q	Q	I	01	770,000
GRANTOR: SOUTHERLAND CLOYE E &						
GRANTEE: ALLAIN THOMAS G & M						
2592/1965	9/26/2022	WD Q	Q	I	02	675,000
GRANTOR: EAKINS RICHARD S & CO						
GRANTEE: SOUTHERLAND CLOYE E						

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	0810	CONCRETE A	0	100	0	0		6.50	6.50	100	2014	2014	3	95	6,224	
2	0462	ST/AL FNC	0	100	225	4		10.00	10.00	100	2019	2019	3	90	8,100	
3	0463	FENCE GATE	0	100	0	0		300.00	300.00	100	2019	2019	3	95	570	
4	0911	SCRN RM A	0	100	18	17		21.88	21.88	100	2022	2022	3	97	6,493	

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	% 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	127,500.00	127,500.00	127,500							

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2014] W16 UOP=[YR=2022] N18 W17 S18 E17 \$ W1											
FOP=[YR=2014] W15 S14 E15 N14 \$ S14 W15 N14 W3 U2 L2 W6											
D2 L2 W3 S66 E13 N3 FOP=[YR=2014] E6 FGR=[YR=2014] S3 E29											
N20 W29 S17 \$ N5 W6 S5 \$ N5 E6 N12 E29 N46 \$ PTR= E30											
FUS=[YR=2014] E20 S28 W20 N28 \$ W30 \$.											