



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
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		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
NEIGHBORHOOD/LOC	4043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,788	100	2,788	372,579
FGR	550	55	302	40,358
FOP	32	30	10	1,337
FSP	162	40	65	8,687
PTO	180	5	9	1,203
TOTALS	3,712		3,174	424,163

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	0	0	944.00	SF	5.20	5.20	100	2013

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	000141	C	SFR GOLF B	0		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	3,174	112.5390	140.67	446,487	2013	2013	0	0	0	5.00	95.00	
1 SNGL FAM - 0% - 2023													
Heated Area: 2788													
HX Base Yr													
862144 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH													
BLD DATE 03/29/2023 NW KKA LGL DATE 09/16/2020 KKA													
XF DATE 09/16/2020 KKA AG DATE 09/16/2020 KKA													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		424,163	
TOTAL MARKET OB/XF VALUE		4,614	
TOTAL LAND VALUE - MARKET		105,000	
TOTAL MARKET VALUE		533,777	
SOH/AGL Deduction		0	
ASSESSED VALUE		533,777	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		533,777	
TOTAL JUST VALUE		533,777	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		514,748	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M17779	H/AC	0	12/01/2012
E1225571	NEW CONSTR	0	11/01/2012
B26398	NEW CONSTR	301,007	09/03/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2539/1339	2/15/2022	WD	Q	I	01	570,000
GRANTOR: LONG BARBARA M						
GRANTEE: GRAHAM MICHAEL & TR						
2472/1002	6/22/2021	WD	Q	I	01	442,300
GRANTOR: HUSTELL NEAL P & TINA						
GRANTEE: LONG BARBARA M						

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2013] W16 S6 W19 PTO=[YR=2013] N2 W18 S10											
FSP=[YR=2013] D5 R5 S8 E10 N5 U3 R3 N5 W18 \$ E18 N8 \$											
S13 D3 L3 S5 W10 N8 U5 L5 W6 S56 E13 N7 FOP=[YR=2013] E8											
N4 W8 S4 \$ N4 E18 FGR=[YR=2013] S11 E10 S1 E18 N20 W28 S8 \$											
N8 E28 N51 \$.											

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	000141	C	SFR GOLF B	0		PUD	0.00	0.00	1.00	LT	