LOT 472
EX MINERAL RIGHTS PT 1826/1193
NORTH HAMPTON PHASE 3 PB 7/16

PAGE CHRISTOPHER A & MARIA T
862188 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0472-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

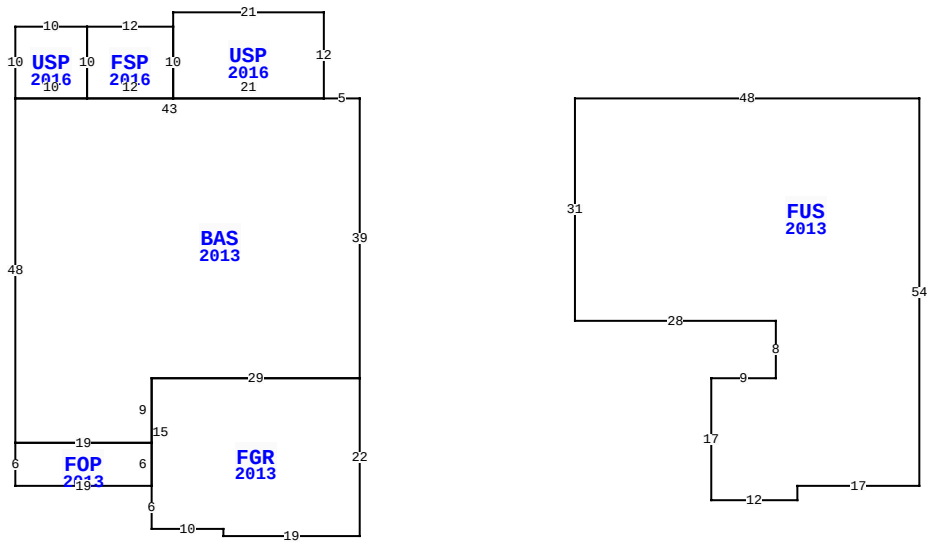
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,043	100	2,043	252,368
FGR	628	55	345	42,617
FOP	114	30	34	4,200
FSP	120	40	48	5,929
FUS	2,107	100	2,107	260,274
USP	100	30	30	3,706
USP	252	30	76	9,388
TOTALS	5,364		4,683	578,484

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,683	104.0256	130.03	608,930	2013	2013	0	0	0	5.00	95.00

1 SNGL FAM – 100% - 2021 Heated Area: 4150 HX Base Yr 2021



BLD DATE 03/29/2023 NW | LGL DATE
XF DATE | LAND DATE
INC DATE | AG DATE

862188 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		578,484
TOTAL MARKET OB/XF VALUE		6,037
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		689,521
SOH/AGL Deduction		244,423
ASSESSED VALUE		445,098
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		395,098
TOTAL JUST VALUE		689,521
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		663,560

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631695	SCRNROOM	7,589	01/01/2016
B1327267	CO ISSUED	0	11/04/2013
B1327267	NEW CONSTR	0	06/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2411/0398	11/20/2020	WD	Q	I	01	460,000
GRANTOR: PENSANTE DAVID J & MA						
GRANTEE: PAGE CHRISTOPHER A						
1976/0756	4/24/2015	WD	Q	I	02	400,000
GRANTOR: KOTOPKA RYAN & HOLLY						
GRANTEE: PENSANTE DAVID J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W5 USP=[YR=2016] N12 W21 S2 FSP=[YR=2016] W12 USP=[YR=2016] W10 S10 E10 N10$ S10 E12 N10$ S10 E21$ W43 S48 FOP=[YR=2013] S6 E19 FGR=[YR=2013] S6 E10 S1 E19 N22W29 S15 $ N6 W19 $ E19 N9 E29 N39 $ PTR= E30 FUS=[YR=2013] E48 S54 W17 S2 W12 N17 E9 N8 W28 N31 $ W30 $.

EXTRA FEATURES

LN	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	988.00	SF	6.50	6.50	100	2013	2013	3	94	6,037	

LAND DESCRIPTION

TOTAL OB/XF 6,037

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000141	C	SFR GOLF B	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	105,000.00	105,000.00	105,000							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 08/06/2024 BY SYS