LOT 474
EX MINERAL RIGHTS PT 1826/1193
NORTH HAMPTON PHASE 3 PB 7/16

COGAN JEFFERY J & LEESHA ELIZABETH
862218 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0474-0000

BUILDING CHARACTERISTICS

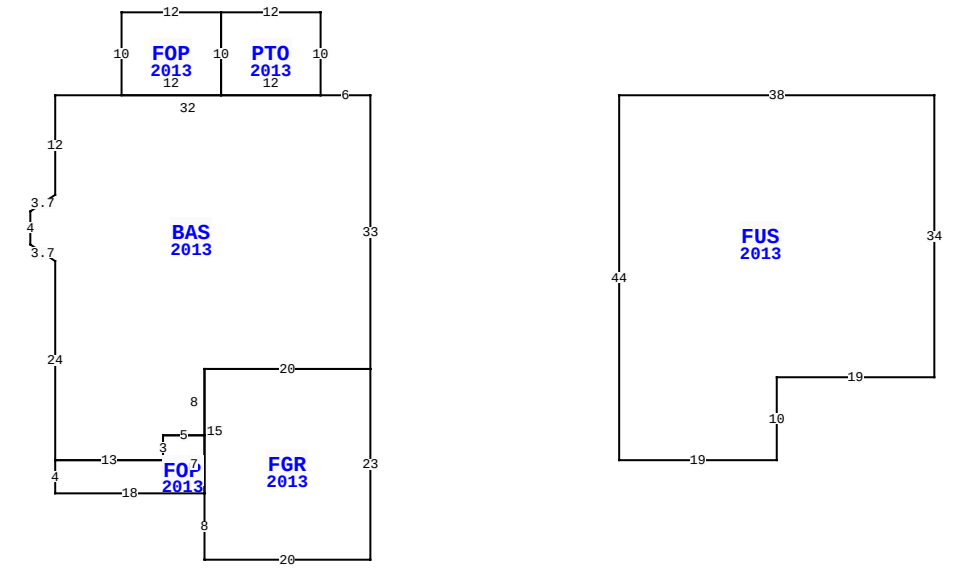
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	1,455	100	1,455	200,454
FGR	460	55	253	34,856
FOP	87	30	26	3,582
FOP	120	30	36	4,960
FUS	1,482	100	1,482	204,174
PTO	120	5	6	827
TOTALS	3,724		3,258	448,851

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,258	116.0166	145.02	472,475	2013	2013	0	0	0	5.00	95.00

1 SNGL FAM – 100% - 2021 Heated Area: 2937 HX Base Yr 2021



862218 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		448,851
TOTAL MARKET OB/XF VALUE		5,064
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		581,415
SOH/AGL Deduction		260,193
ASSESSED VALUE		321,222
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		271,222
TOTAL JUST VALUE		581,415
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		561,275

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1226646	CO ISSUED	0	06/01/2013
E1325752	ELEC OTHER	0	01/01/2013
P126250	NEW CONSTR	0	12/01/2012
B1226646	NEW CONSTR	333,407	11/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2381/1400	7/29/2020	WD	Q	I	01	370,000
GRANTOR: WELLER DONNA A & THOM						
GRANTEE: COGAN JEFFERY J & L						
1858/1731	5/15/2013	WD	Q	I	02	285,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: WELLER DONNA A & TH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W6 PTO=[YR=2013] N10 W12 FOP=[YR=2013] W12 S10 E12 N10 $ S10 E12 $ W32 S12 D2 L3 S4 D2 R3 S24 FOP=[YR=2013] S4 E18 FGR=[YR=2013] S8 E20 N23 W20 S15$N7 W5 S3 W13 $ E13 N3 E5 N8 E20 N33 $ PTR= E30 FUS=[YR=2013] E38 S34 W19 S10 W19 N44 $ 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	0811	CONCRETE B	0	100	0	0	1,036.00	SF	5.20	5.20	100	2013	2013	3	94	5,064	

LAND DESCRIPTION

TOTAL OB/XF 5,064

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	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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/06/2024 BY SYS