

LOT 486
IN OR 2141/1495
NORTH HAMPTON PHASE 3 PB 7/16

MEENDES LLOYD & MARY ELLEN
862419 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0486-0000



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 60		
Interior Floo	14	CARPET 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2.5 100		
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	2,232	100	2,232	281,494
FGR	736	55	405	51,077
FOP	36	30	11	1,388
FOP	280	30	84	10,594
FUS	1,041	100	1,041	131,288
PTO	96	5	5	631
STR	48	10	5	631
TOTALS	4,469		3,783	477,102

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,783	108.4860	135.61	513,013	2009	2009	0	0	7.00	93.00
1 SNGL FAM - 100% - 2018 Heated Area: 3273 HX Base Yr 2018											

NASSAU COUNTY PROPERTY				PAGE 1 of 1		4
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 4		Tax Dist:				
BUILDING MARKET VALUE				477,102		
TOTAL MARKET OB/XF VALUE				18,634		
TOTAL LAND VALUE - MARKET				127,500		
TOTAL MARKET VALUE				623,236		
SOH/AGL Deduction				164,944		
ASSESSED VALUE				458,292		
TOTAL EXEMPTION VALUE		HX HB		50,000		
BASE TAXABLE VALUE				408,292		
TOTAL JUST VALUE				623,236		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				615,396		

EXTRA FEATURES										862419 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH										AG DATE	
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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2009	2009	3	93	3,255					
2	0855	CONC PAVER	0	100	0	0	1,648.00	SF	10.00	10.00	100	2009	2009	3	90	14,832					
3	1126	CB/STC 8"	0	100	0	0	76.00	SF	8.00	8.00	100	2009	2009	3	90	547					
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