LOT 491
REPLAT LOT 491, NORTH HAMPTON
PH 3 OR 2509/1436

MORRIS CHARLES W & LAURIE ELAINE
862525 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0491-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

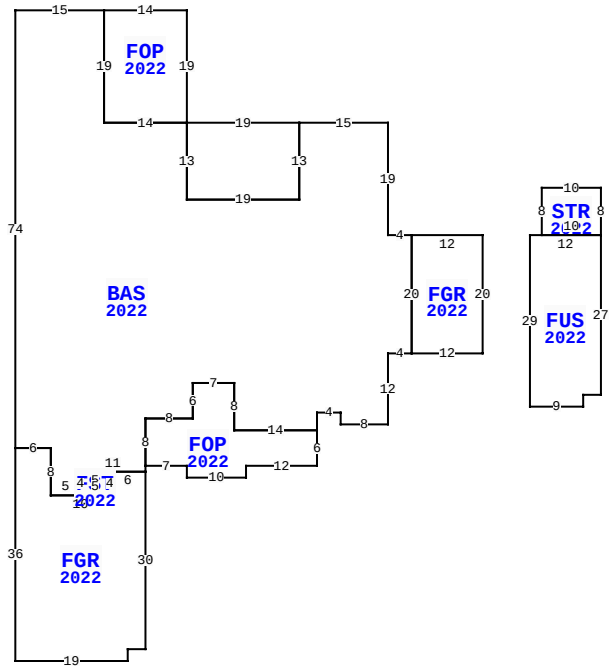
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
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	3,452	100	3,452	565,465
FGR	240	55	132	21,622
FGR	682	55	375	61,428
FOP	266	30	80	13,104
FOP	513	30	154	25,226
FST	20	55	11	1,802
FUS	342	100	342	56,022
STR	80	10	8	1,310
TOTALS	5,595		4,554	745,982

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	4,554	131.1156	163.89	746,355	2022	2022	0	0	0	0.05	99.95

1 SNGL FAM – 100% - 2024 Heated Area: 3794 HX Base Yr 2024



862525 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		745,982
TOTAL MARKET OB/XF VALUE		103,446
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		976,928
SOH/AGL Deduction		448,508
ASSESSED VALUE		528,420
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		478,420
TOTAL JUST VALUE		976,928
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		941,712

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001547	CO ISSUED	0	01/27/2022
21008039	ADDITION	19,684	08/31/2021
21007250	SWIM POOL	84,000	08/18/2021
21001111	NEW CONSTR	511,234	02/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2684/881	12/12/2023	QC	U	I	11	100
GRANTOR: MORRIS CHARLES W						
GRANTEE: MORRIS CHARLES W &						
1276/0916	11/24/2004	WD	Q	V		176,000
GRANTOR: NORTH HAMPTON LLC						
GRANTEE: MORRIS CHARLES W &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W4 N19 W15 FOP=[YR=2022] W19 N19 W14 S19 E14 S13 E19 N13$ S13 W19 N13 W14 N19 W15 S74 FGR=[YR=2022] S36 E19 N2 E3 N30 W6 FST=[YR=2022] W5 S4 E5 N4$ S4 W10 N8 W6$ E6 S8 E5 N4 E11 N1 FOP=[YR=2022] E7 S2 E10 N2 E12 N6 W14 N8 W7 S6 W8 S8$ N8 E8 N6 E7 S8 E14 N3 E4 S2 E8 N12 E4 FGR=[YR=2022] E12 N20 W12 S20$ N20$ PTR=E20 FUS=[YR=2022] S29 E9 N2 E3 N27 STR=[YR=2022] N8 W10 S8 E10$ W12 $ W20$.

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	0855	CONC PAVER	0	100	0	0	1,980.00	SF	10.00	10.00	100	2022	2022	3	100	19,800	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2022	2022	3	100	3,500	
3	0861	POOL GUNIT	0	100	28	16	448.00	SF	85.00	85.00	100	2022	2022	3	98	37,318	
4	0911	SCRN RM A	0	100	0	0	1,213.00	SF	21.88	21.88	100	2022	2022	3	97	25,738	
5	0857	SANDSTONE/	0	100	0	0	765.00	SF	16.00	16.00	100	2022	2022	3	100	12,240	
6	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2022	2022	3	97	4,850	

LAND DESCRIPTION

TOTAL OB/XF 103,446

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	000116	C	SFR MARSH	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 06/06/2022 BY NW Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/06/2024 BY SYS