



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4043.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,671	100	2,671	323,666
FGR	880	55	484	58,650
FOP	217	30	65	7,877
FOP	679	30	204	24,720
FSP	275	40	110	13,330
FUS	620	100	620	75,130

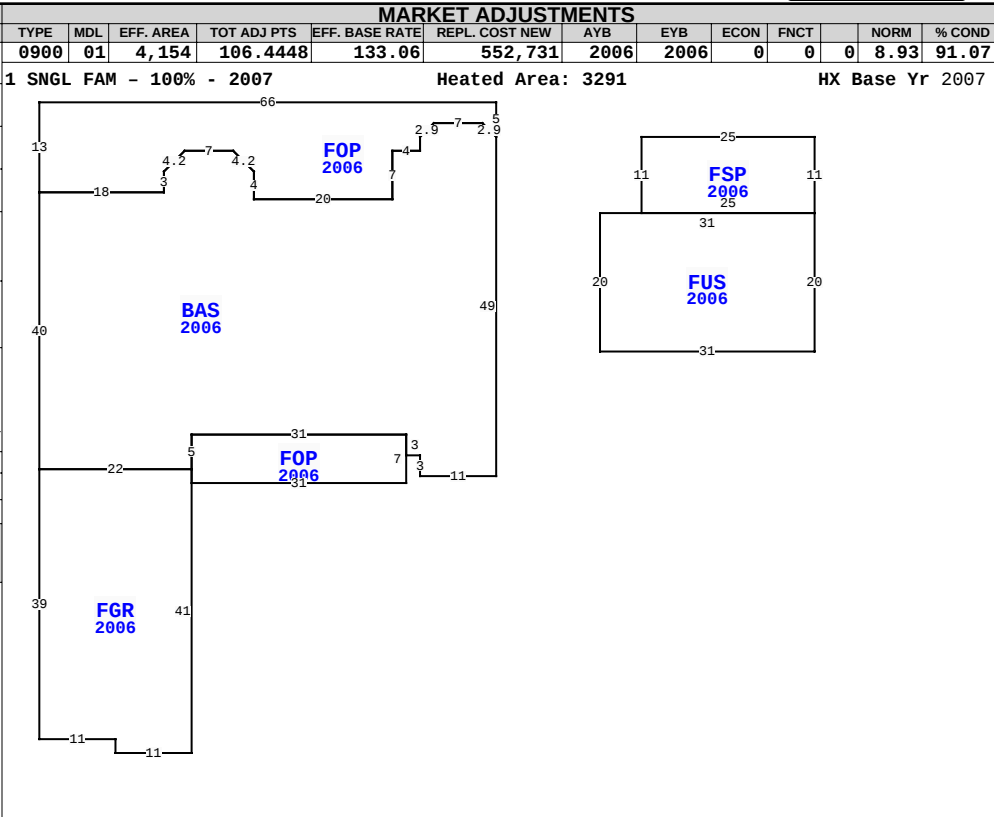
TOTALS	5,342		4,154	503,372
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EXTRA FEATURES

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	2006	2006	3	90	3,150	
2	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2006	2006	3	27	1,350	
3	0855	CONC PAVER	0 100	0	0	1,860.00	SF	10.00	10.00	100	2006	2006	3	87	16,182	
4	0825	BRICK	0 100	0	0	42.00	SF	12.50	12.50	100	2006	2006	3	96	504	
5	1126	CB/STC 8"	0 100	18	4	72.00	SF	8.00	8.00	100	2006	2006	3	87	501	
6	0810	CONCRETE A	0 100	13	4	52.00	SF	6.50	6.50	100	2006	2006	3	87	294	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							



BLD DATE	03/29/2023	NW	LGL DATE	
XF DATE	02/16/2007	PH	LAND DATE	
INC DATE			AG DATE	

862591 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

TOTAL OB/XF																21,981
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NASSAU COUNTY PROPERTY					PAGE 1 of 1		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4			Tax Dist:				
BUILDING MARKET VALUE				503,372			
TOTAL MARKET OB/XF VALUE				21,981			
TOTAL LAND VALUE - MARKET				127,500			
TOTAL MARKET VALUE				652,853			
SOH/AGL Deduction				189,713			
ASSESSED VALUE				463,140			
TOTAL EXEMPTION VALUE			HX HB		50,000		
BASE TAXABLE VALUE				413,140			
TOTAL JUST VALUE				652,853			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				630,876			