LOT 504
IN OR 2131/200
NORTH HAMPTON PHASE 3 PB 7/16

HOFFMAN PAUL M/ROBBINS DEANNA S
862771 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

**2024**

**12-2N-27-1460-0504-0000**

## NASSAU COUNTY PROPERTY



## 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 | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 04 | Quality Level 04 |

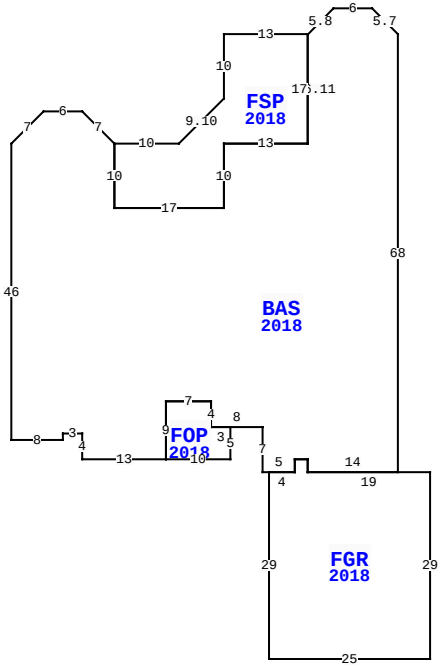
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 3,002 | 100 | 3,002 | 513,329 |
| FGR | 729 | 55 | 401 | 68,569 |
| FOP | 78 | 30 | 23 | 3,933 |
| FSP | 416 | 40 | 166 | 28,385 |
| TOTALS | 4,225 | | 3,592 | 614,216 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 11 | 3,592 | 140.3028 | 175.38 | 629,965 | 2018 | 2018 | 0 | 0 | 0 | 2.50 | 97.50 |

1 SNGL FAM – 100% - 2020 Heated Area: 3002 HX Base Yr 2020




862771 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 | | 614,216 |
| TOTAL MARKET OB/XF VALUE | | 24,185 |
| TOTAL LAND VALUE - MARKET | | 127,500 |
| TOTAL MARKET VALUE | | 765,901 |
| SOH/AGL Deduction | | 263,180 |
| ASSESSED VALUE | | 502,721 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 452,721 |
| TOTAL JUST VALUE | | 765,901 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 738,698 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 18008204 | CO ISSUED | 0 | 08/10/2018 |
| 18008046 | ADDITION | 6,500 | 08/07/2018 |
| 18008046 | XFOB | 6,500 | 08/07/2018 |
| 18005519 | ADDITION | 6,500 | 01/01/2018 |
| 17009668 | NEW CONSTR | 0 | 11/01/2017 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2131/0200 | 6/30/2017 | WD | Q | V | 01 | 140,000 |
| GRANTOR: SHEVER AMY & | | | | | | |
| GRANTEE: HOFFMAN PAUL M & DE | | | | | | |
| 2055/0787 | 6/24/2016 | WD | Q | V | 02 | 135,000 |
| GRANTOR: RF VENTURES II LLC | | | | | | |
| GRANTEE: SHEVER AMY & DAN VO | | | | | | |

## 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 | 0911 | SCRN RM A | 0 | 100 | 0 | 0 | 289.00 | SF | 17.50 | 17.50 | 100 | 2018 | 2018 | 3 | 82 | 4,147 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 1,534.00 | SF | 10.00 | 10.00 | 100 | 2018 | 2018 | 3 | 97 | 14,880 | |
| 3 | 0462 | ST/AL FNC | 0 | 100 | 132 | 4 | 528.00 | SF | 10.00 | 10.00 | 100 | 2018 | 2018 | 3 | 87 | 4,594 | |
| 4 | 0463 | FENCE GATE | 0 | 100 | 0 | 0 | 2.00 | UT | 300.00 | 300.00 | 100 | 2018 | 2018 | 3 | 94 | 564 | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=84,10] U4L4 W6 D4.1L4 S16.11 W13 S10 W17 N10 U5L5 W6 D5L5 S46 E8 N1 E3 S4 E13 N9 E7 S4 E8 S7 E5 N2 E2 S2 E14 N68 $
FGR=[YR=2018;ORIG=64,78] E4 N2 E2 S2 E19 S29 W25 N29 $
FSP=[YR=2018;ORIG=57,10] E13 S17 W13 S10 W17 N10 E10 U7R7 N10 $
FOP=[YR=2018;ORIG=48,67] E7 S4 E3 S5 W10 N9 $
.

## LAND DESCRIPTION

TOTAL OB/XF 24,185

| 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 04/08/2019 BY TW Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/06/2024 BY SYS