LOT 516
NORTH HAMPTON PHASE 3 PB 7/16

MCSORLEY JOSEPH & PAULA
862570 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0516-0000

BUILDING CHARACTERISTICS

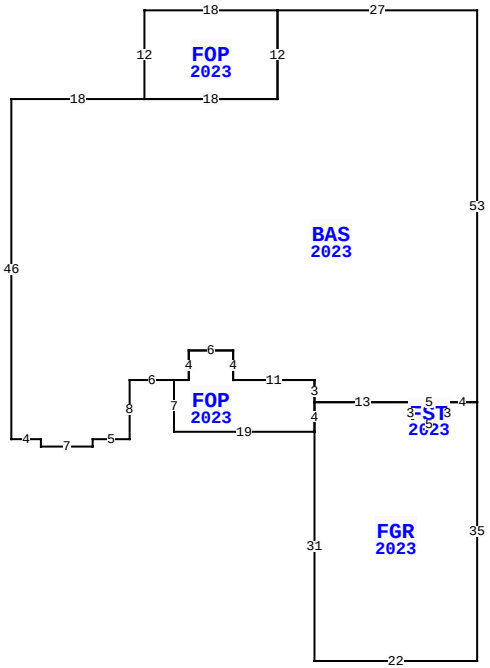
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	2,895	100	2,895	389,435
FGR	755	55	415	55,826
FOP	157	30	47	6,322
FOP	216	30	65	8,744
FST	15	55	8	1,076
TOTALS	4,038		3,430	461,404

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,430	107.6124	134.52	461,404	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 2895 HX Base Yr 2024



862570 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

BLD DATE		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		461,404
TOTAL MARKET OB/XF VALUE		13,300
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		602,204
SOH/AGL Deduction		0
ASSESSED VALUE		602,204
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		552,204
TOTAL JUST VALUE		602,204
NCON VALUE		474,704
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		127,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230003993	CO		03/27/2023
22003171	NEW CONSTR	487,704	02/28/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2405/0216	10/28/2020	WD	Q	V	02	84,000
GRANTOR: WALKER PETER						
GRANTEE: MCSORLEY JOSEPH & P						
1795/1598	5/29/2012	WD	Q	V	02	65,000
GRANTOR: SHAW JACK L JR & TIFF						
GRANTEE: WALKER PETER						

BUILDING NOTES

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	1,289.00	SF	10.00	10.00	100	2023	2023		100	12,890	
2	0810	CONCRETE A	0	100	0	0	63.00	SF	6.50	6.50	100	2023	2023		100	410	

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=90,0] W27 S12 W18 W18 S46 E4 S1 E7 N1 E5 N8 E6 E2 N4 E6 S4 E11 S3 E13 E5 E4 N53 $
FOP=[YR=2023;ORIG=45,0] E18 S12 W18 N12 $
FOP=[YR=2023;ORIG=49,50] E2 N4 E6 S4 E11 S3 S4 W19 N7 $
FGR=[YR=2023;ORIG=68,53] E13 S3 E5 N3 E4 S35 W22 N31 N4 $
FST=[YR=2023;ORIG=81,53] S3 E5 N3 W5 $
.

LAND DESCRIPTION

TOTAL OB/XF 13,300

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	000135	C	SFR CNSVTN	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 03/15/2023 BY DJ Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/06/2024 BY SYS