



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
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	2,524	100	2,524	357,152
FGR	682	55	375	53,064
FOP	57	30	17	2,406
FOP	240	30	72	10,188
TOTALS	3,503		2,988	422,809

TOTALS		7,800	2,800	422,800			
EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0811	CONCRETE B	0	100	0	0	
2	0811	CONCRETE B	0	100	0	0	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION		CAP	R D			
1	000135	C	SFR	CNSVTN	100				
REVIEW DATE		11/22/2019			BY	TWA			

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,988	118.5387	148.17	442,732	2014	2014	0	0	0	4.50	95.50	
1 SNGL FAM - 100% - 2015 Heated Area: 2524 HX Base Yr 2015													

862554 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH													
BLD DATE 03/29/2023 NW LGL DATE XF DATE INC DATE LAND DATE AG DATE													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		422,809	
TOTAL MARKET OB/XF VALUE		7,262	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		557,571	
SOH/AGL Deduction		221,575	
ASSESSED VALUE		335,996	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		285,996	
TOTAL JUST VALUE		557,571	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		538,529	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428560	CO ISSUED	0	07/31/2014
B1428560	NEW CONSTR	333,935	04/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2397/0492	9/29/2020	WD U	I	I	11	100
GRANTOR: HUSSIN THOMAS MARK &						
GRANTEE: HUSSIN TOM & KATE T						
1877/1335	9/06/2013	WD Q	V	02		57,000
GRANTOR: TERRY BRADLEY B & MAD						
GRANTEE: HUSSIN THOMAS MARK						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2014] W15 FOP=[YR=2014] N5 W20 S12 E20 N7 \$ S7 W20 N7 W15 S56 E11 FOP=[YR=2014] S6 E8 N3 W1 N5 W6 S2 W1 \$ E1 N2 E6 S5 E10 FGR=[YR=2014] S21 E22 N31 W22 S10 \$ N10 E22 N49 \$.													