

LOT 519  
IN OR 1277/1529  
NORTH HAMPTON PHASE 3 PB 7/16

CHIU DOLLY YI-CHUN  
6390 LUCENT LN  
SANDY SPRINGS, GA 30328

2024

12-2N-27-1460-0519-0000



| BUILDING CHARACTERISTICS |                  |              |                      |                      | MARKET ADJUSTMENTS                              |          |           |                |                |                   |             |           |        |                 | NASSAU COUNTY PROPERTY    |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
|--------------------------|------------------|--------------|----------------------|----------------------|-------------------------------------------------|----------|-----------|----------------|----------------|-------------------|-------------|-----------|--------|-----------------|---------------------------|----------------|---------------|-----------------------------|------|-----------|------|-----|----|--------|-----------------|--|--|--|--|-----------------|--|--|--|--|---------------------------|--|--|--|--|
| ELEMENT                  | CD               | CONSTRUCTION |                      |                      | TYPE                                            | MDL      | EFF. AREA | TOT ADJ PTS    | EFF. BASE RATE | REPL. COST NEW    | AYB         | EYB       | ECON   | FNCT            | NORM                      | % COND         | PAGE 1 of 1 4 |                             |      |           |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                                                 |          |           |                |                |                   |             |           |        |                 | VALUATION BY STANDARD     |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                                                 |          |           |                |                |                   |             |           |        |                 | Tax Group: 4              |                |               |                             |      | Tax Dist: |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                                                 |          |           |                |                |                   |             |           |        |                 | BUILDING MARKET VALUE     |                |               |                             |      | 0         |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                                                 |          |           |                |                |                   |             |           |        |                 | TOTAL MARKET OB/XF VALUE  |                |               |                             |      | 0         |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                                                 |          |           |                |                |                   |             |           |        |                 | TOTAL LAND VALUE - MARKET |                |               |                             |      | 127,500   |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                                                 |          |           |                |                |                   |             |           |        |                 | TOTAL MARKET VALUE        |                |               |                             |      | 127,500   |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                                                 |          |           |                |                |                   |             |           |        |                 | SOH/AGL Deduction         |                |               |                             |      | 46,975    |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                                                 |          |           |                |                |                   |             |           |        |                 | ASSESSED VALUE            |                |               |                             |      | 80,525    |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                                                 |          |           |                |                |                   |             |           |        |                 | TOTAL EXEMPTION VALUE     |                |               |                             |      | 0         |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                                                 |          |           |                |                |                   |             |           |        |                 | BASE TAXABLE VALUE        |                |               |                             |      | 80,525    |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
| TOTAL JUST VALUE         |                  |              |                      |                      | 127,500                                         |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
| NCON VALUE               |                  |              |                      |                      | 0                                               |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
| INCOME VALUE             |                  |              |                      |                      |                                                 |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
| PREVIOUS YEAR MKT VALUE  |                  |              |                      |                      | 127,500                                         |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
| DOR CODE                 |                  |              |                      |                      | 0000                                            |          |           |                |                | VACANT            |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
| MAP NUM                  |                  |              |                      |                      |                                                 |          |           |                |                | MKT AREA          |             |           |        |                 | 04                        |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
| NEIGHBORHOOD/LOC         |                  |              |                      |                      | 4043.00                                         |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE  | TOT ADJ AREA         | SUBAREA MARKET VALUE |                                                 |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                                                 |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                                                 |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                                                 |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                                                 |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                                                 |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                                                 |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                                                 |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                                                 |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                                                 |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                                                 |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
| TOTALS                   |                  |              |                      |                      |                                                 |          |           |                |                |                   |             |           |        |                 | BLD DATE                  |                |               |                             |      | LGL DATE  |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
| EXTRA FEATURES           |                  |              |                      |                      | 862520 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH |          |           |                |                |                   |             |           |        |                 | XF DATE                   |                |               |                             |      | LAND DATE |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
| 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                     |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                                                 |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                                                 |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                                                 |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                                                 |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                                                 |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                                                 |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                                                 |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                                                 |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                                                 |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                                                 |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
| LAND DESCRIPTION         |                  |              |                      |                      |                                                 |          |           |                |                |                   |             |           |        |                 |                           |                | TOTAL OB/XF 0 |                             |      |           |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
| L N                      | USE CODE         | CLS          | LAND USE DESCRIPTION | CAP                  | R D                                             | LOC ZONE | FRONT     | DEPTH          | TOT LND UTS    | UNIT TYPE         | D T         | DPHT 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           | 0                    |                                                 | PUD      | 0.00      | 0.00           | 1.00           | LT                |             | 1.00      | 1.00   | 1.00            | 127,500.00                | 127,500.00     | 127,500       |                             |      |           |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                                                 |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                                                 |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                                                 |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                                                 |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                                                 |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                                                 |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                                                 |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                                                 |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                                                 |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                                                 |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
| REVIEW DATE 02/08/2024   |                  |              |                      |                      | BY KBA                                          |          |           |                |                | Total Acres: 0.00 |             |           |        |                 | Total Land Value: 127,500 |                |               |                             |      | Market: 0 |      |     |    |        | Agricultural: 0 |  |  |  |  | Common: 127,500 |  |  |  |  | PRINTED 08/06/2024 BY SYS |  |  |  |  |