LOT 528
IN OR 1984/10
ESMT OR 1452/1630

PARSONS ALLYSON/PARSONS DANIEL
862370 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0528-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

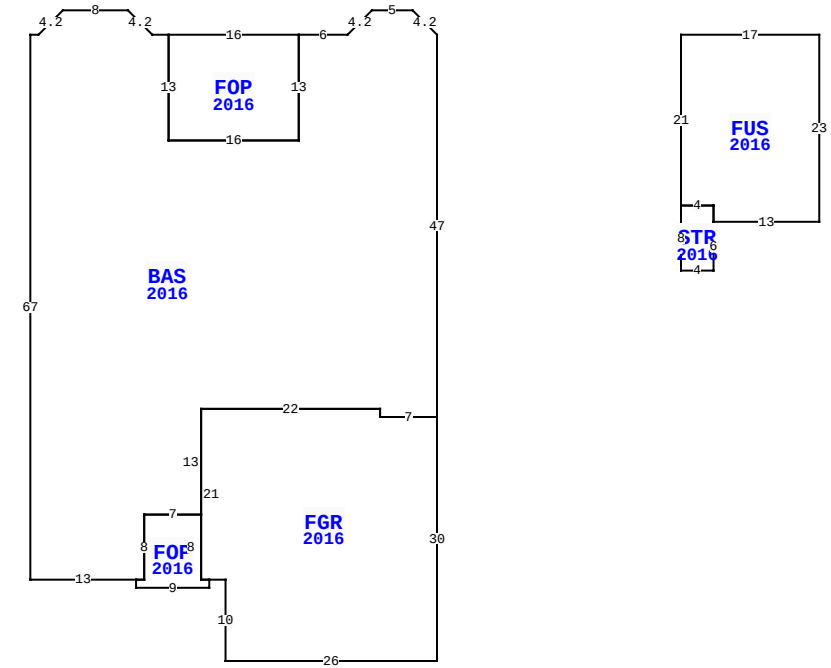
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,541	100	2,541	356,554
FGR	862	55	474	66,512
FOP	65	30	20	2,806
FOP	208	30	62	8,700
FUS	383	100	383	53,743
STR	32	10	3	421
TOTALS	4,091		3,483	488,735

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,483	115.7268	144.66	503,851	2016	2016	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2017 Heated Area: 2924 HX Base Yr 2017



BLD DATE 03/29/2023 NW | LGL DATE
XF DATE | LAND DATE
INC DATE | AG DATE

862370 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		488,735
TOTAL MARKET OB/XF VALUE		64,151
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		680,386
SOH/AGL Deduction		274,172
ASSESSED VALUE		406,214
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		356,214
TOTAL JUST VALUE		680,386
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		660,406

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18008104	SWIM POOL	45,000	01/01/2018
B1531434	CO ISSUED	0	05/11/2016
B1531434	DREAMFINDERS	0	11/16/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1984/0010	6/05/2015	QC	U	V	11	100
GRANTOR: PARSONS ALLYSON						
GRANTEE: PARSONS ALLYSON & D						
1872/1455	8/14/2013	CT	U	V	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: PARSONS ALLYSON						

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	0811	CONCRETE B	0	100	0	0	1,106.00	SF	5.20	5.20	100	2016	2016	3	96	5,521	
2	0861	POOL GUNIT	0	100	29	15	435.00	SF	85.00	85.00	100	2018	2018	3	87	32,168	
3	0845	KOOL DECK	0	100	0	0	1,496.00	SF	7.25	7.25	100	2018	2018	3	97	10,521	
4	0910	SCRN RM L	0	100	48	27	1,296.00	SF	15.00	15.00	100	2018	2018	3	82	15,941	

BUILDING DIMENSIONS

BAS=[YR=2016] U3 L3 W5 D3 L3 W6 FOP=[YR=2016] W16 S13 E16 N13 $ S13 W16 N13 W2 U3 L3 W8 D3 L3 W1 S67 E13 FOP=[YR=2016] S1 E9 N1 FGR=[YR=2016] E2 S10 E26 N30 W7 N1 W22 S21 E1 $ W1 N8 W7 S8 W1 $ E1 N8 E7 N13 E22 S1 E7 N47 $ PTR=E30 FUS=[YR=2016] E17 S23 W13 STR=[YR=2016] S6 W4 N8 E4 S2 $ N2 W4 N21 $W30$.

LAND DESCRIPTION

TOTAL OB/XF 64,151

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	000134	C	SFR POND	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