



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND										
																				VALUATION BY STANDARD Tax Group: 4 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 69,675 TOTAL MARKET VALUE 69,675 SOH/AGL Deduction 68,748 ASSESSED VALUE 927 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 927 TOTAL JUST VALUE 69,675 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 69,675											
DOR CODE		9600 WASTELAND																		PERMIT NUM DESCRIPTION AMT ISSUED B14554 SIGN 10,000 02/01/2005 E14315 ELEC OTHER 0 02/01/2005 E14316 ELEC OTHER 0 02/01/2005 E14317 ELEC OTHER 0 02/01/2005 E14319 ELEC OTHER 0 02/01/2005 E14352 ELEC OTHER 1,700 02/01/2005											
MAP NUM		MKT AREA 04																		SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 2370/0826 12/31/2019 QC U V 11 100 GRANTOR: THE GOLF CLUB AT NORT GRANTEE: NORTH HAMPTON GOLF 1829/1619 10/29/2012 QC U I 11 100 GRANTOR: NORTH HAMPTON LLC GRANTEE: THE GOLF CLUB AT NO											
NEIGHBORHOOD/LOC		4043.00																		BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
					TOTALS EXTRA FEATURES NORTH HAMPTON CLUB WAY, FERNANDINA BEACH																										
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 DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSVR 1 009600 C WASTELAND 0 0.00 0.00 27.87 AC 1.00 1.00 1.00 2,500.00 2,500.00 69,675																															
REVIEW DATE 02/01/2024 BY KBA Total Acres: 27.87 Total Land Value: 69,675 Market: 0 Agricultural: 0 Common: 69,675 PRINTED 08/06/2024 BY SYS																															