LOT 4
NORTH HAMPTON PHASE 1 PB 6/215

PAYNE WILLIAM P JR/OSTWALD JENNIFER L
8623 NOYAK CT
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0004-0000

BUILDING CHARACTERISTICS

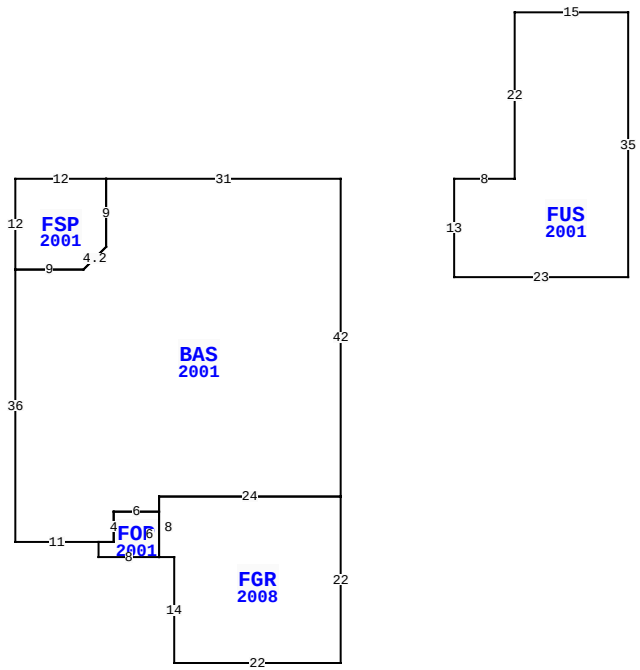
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,757	100	2001	1,757	238,342
FGR	500	55	2008	275	37,305
FOP	40	30	2001	12	1,628
FSP	140	40	2001	56	7,597
FUS	629	100	2001	629	85,326
TOTALS	3,066			2,729	370,196

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,729	116.1216	153.28	418,301	2001	2001	0	0	0	11.50	88.50

1 SNGL FAM – 100% - 2021 Heated Area: 2386 HX Base Yr 2021



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

8623 NOYAK CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		370,196
TOTAL MARKET OB/XF VALUE		6,811
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		504,507
SOH/AGL Deduction		223,229
ASSESSED VALUE		281,278
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		230,556
TOTAL JUST VALUE		504,507
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		486,936

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2380/1422	7/31/2020	WD	Q	I	01	342,800
GRANTOR: HOWARD BARBARA A						
GRANTEE: PAYNE WILLIAM P JR						
1557/0752	3/25/2008	WD	Q	I		400,900
GRANTOR: INTERVEST CONSTRUCTIO						
GRANTEE: HOWARD BARBARA A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W31 FSP=[YR=2001] W12 S12 E9 U3 R3 N9 $ S9 L3 D3 W9 S36 E11 FOP=[YR=2001] S2 E8 FGR=[YR=2008] E2 S14 E22 N22 W24 S8 $ N6 W6 S4 W2 $ E2 N4 E6 N2 E24 N42 $ PTR= E15 FUS=[YR=2001] E8 N22 E15 S35 W23 N13 $ W15 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	84	2,940	
2	0812	CONCRETE C	0	100	0	0	1,225.00	SF	4.00	4.00	100	2001	2001	3	79	3,871	

LAND DESCRIPTION

TOTAL OB/XF 6,811

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	RES NATURAL	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 12/06/2019 BY DJA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS