LOT 5
IN OR 2043/1093
NORTH HAMPTON PHASE 1 PB 6/215

HOENIG STEVEN LAWRENCE & LENA
86298 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0005-0000

NASSAU COUNTY PROPERTY

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

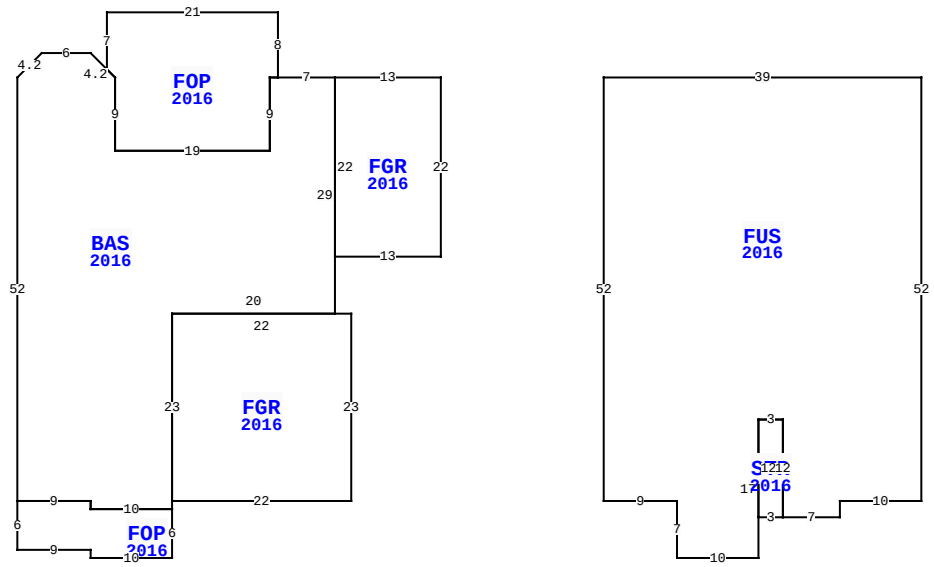
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,434	100	2016	1,434	191,561
FGR	286	55	2016	157	20,973
FGR	506	55	2016	278	37,137
FOP	114	30	2016	34	4,542
FOP	339	30	2016	102	13,626
FUS	2,082	100	2016	2,082	278,124
STR	36	10	2016	4	535
TOTALS	4,797			4,091	546,496

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,091	104.8740	138.43	566,317	2016	2016	0	0	0	3.50	96.50

1 SNGL FAM – 100% - 2017 Heated Area: 3516 HX Base Yr 2017



86298 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		546,496
TOTAL MARKET OB/XF VALUE		12,231
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		686,227
SOH/AGL Deduction		366,890
ASSESSED VALUE		319,337
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		268,615
TOTAL JUST VALUE		686,227
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		660,040

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531163	CO ISSUED	0	04/11/2016
B1531163	NEW CONSTR	446,520	09/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2043/1093	4/12/2016	WD	Q	I	01	413,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HOENIG STEVEN LAWRE						
1990/1347	7/09/2015	WD	U	V	30	55,000
GRANTOR: DFH LAND LLC						
GRANTEE: DREAM FINDERS HOMES						

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	0810	CONCRETE A	0	100	39	3	117.00	SF	6.50	6.50	100	2016	2016	3	95	722	
2	0811	CONCRETE B	0	100	0	0	1,937.00	SF	5.20	5.20	100	2016	2016	3	95	9,569	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	97	1,940	

BUILDING DIMENSIONS

FGR=[YR=2016] W13 BAS=[YR=2016] W7 FOP=[YR=2016] N8 W21 S7 R1 D1 S9 E19 N9 E1$ W1 S9 W19 N9 L3 U3 W6 L3 D3 S52 FOP=[YR=2016] S6 E9 S1 E10 N6 W10 N1 W9$ E9 S1 E10 N1 FGR=[YR=2016] E22 N23 W22 S23$ N23 E20 N29$ S22 E13 N22$ PTR= E20 FUS=[YR=2016] E39 S52 W10 S2 W7 STR=[YR=2016] W3 N12 E3 S12$ N12 W3 S17 W10 N7 W9 N52$ W20$.

LAND DESCRIPTION

TOTAL OB/XF 12,231

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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS