LOT 8
NORTH HAMPTON PHASE 1 PB 6/215

LEWIS CLIFFORD RAYMOND JR & MICHELLE LEE
86354 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0008-0000

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		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

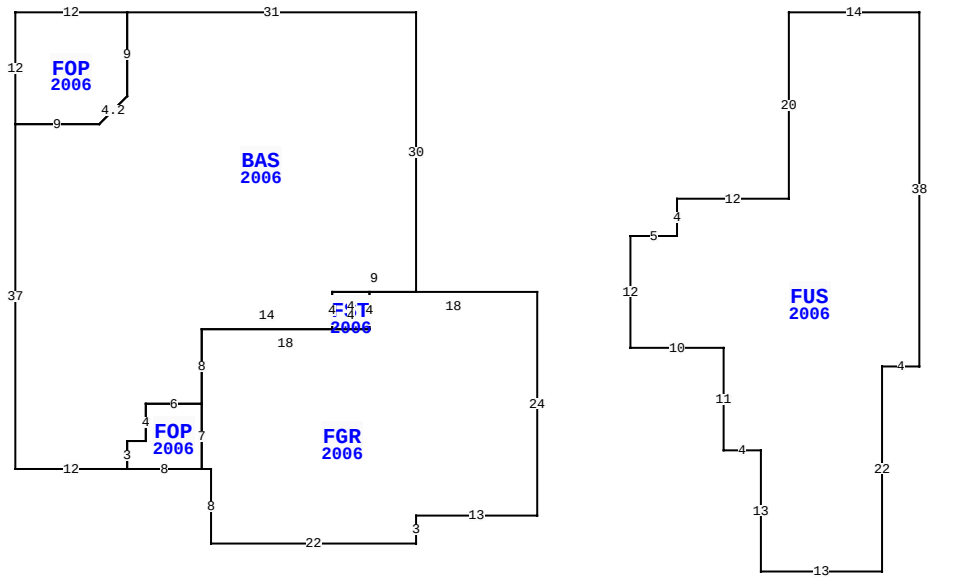
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,539	100	2006	1,539	215,039
FGR	853	55	2006	469	65,531
FOP	48	30	2006	14	1,956
FOP	140	30	2006	42	5,868
FST	16	55	2006	9	1,258
FUS	1,120	100	2006	1,120	156,494
TOTALS	3,716			3,193	446,146

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,193	113.2152	149.44	477,162	2006	2011	0	0	0	6.50	93.50

1 SNGL FAM – 100% - 2021 Heated Area: 2659 HX Base Yr 2021



86354 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		446,146
TOTAL MARKET OB/XF VALUE		9,761
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		583,407
SOH/AGL Deduction		211,465
ASSESSED VALUE		371,942
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		321,220
TOTAL JUST VALUE		583,407
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		562,134

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22010280	REMODEL	28,854	07/05/2022
22007309	REMODEL	10,000	05/11/2022
M11493	MECH OTHER	0	05/01/2006
E17077	ELEC OTHER	1,500	04/01/2006
P10896	OTHER	0	03/01/2006
C17245	CO ISSUED	454,400	02/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2378/1408	7/15/2020	WD	Q	I	02	410,000
GRANTOR: CYR DONNA J & TIMOTHY						
GRANTEE: LEWIS CLIFFORD RAYM						
2088/1328	12/13/2016	WD	Q	I	01	375,000
GRANTOR: O'BRIEN CRAIG A & DEN						
GRANTEE: CYR DONNA J & TIMOT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W31 FOP=[YR=2006] W12 S12 E9 U3 R3 N9 $ S9 D3 L3 W9 S37 E12 FOP=[YR=2006] E8 N7 W6 S4 W2 S3 $ N3 E2 N4 E6 FGR=[YR=2006] S7 E1 S8 E22 N3 E13 N24 W18 FST=[YR=2006] W4 S4 E4 N4 $ S4 W18 S8 $ N8 E14 N4 E9 N30 $ PTR= E40 FUS=[YR=2006] E14 S38 W4 S22 W13 N13 W4 N11 W10 N12 E5 N4 E12 N20 $ W40 $.

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	2006	2006	3	89	3,115	
2	0812	CONCRETE C	0	100	0	0	1,932.00	SF	4.00	4.00	100	2006	2006	3	86	6,646	

LAND DESCRIPTION

TOTAL OB/XF 9,761

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS