LOT 9
NORTH HAMPTON PHASE 1 PB 6/215

IBRAHIM DORESA
86394 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0009-0000

BUILDING CHARACTERISTICS

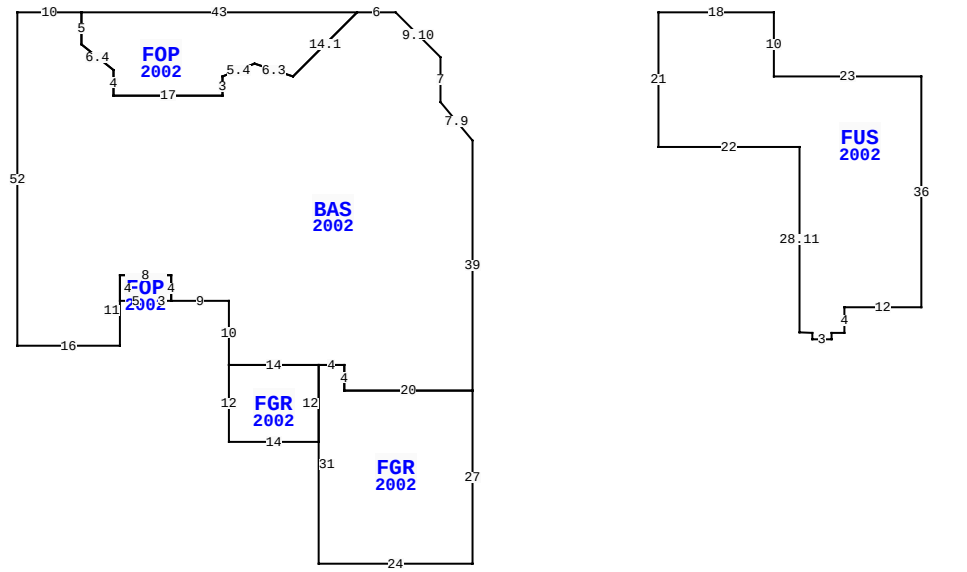
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		5.5 100
Frame	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	3,221	100	2002	3,221	409,221
FGR	168	55	2002	92	11,688
FGR	664	55	2002	365	46,372
FOP	32	30	2002	10	1,271
FOP	405	30	2002	122	15,499
FUS	1,137	100	2002	1,137	144,454
TOTALS	5,627			4,947	628,505

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,947	102.9420	135.88	672,198	2002	2011	0	0	0	6.50	93.50

1 SNGL FAM – 100% - 2022 Heated Area: 4358 HX Base Yr 2022



86394 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

BLD DATE	05/05/2022 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		628,505
TOTAL MARKET OB/XF VALUE		28,786
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		784,791
SOH/AGL Deduction		126,972
ASSESSED VALUE		657,819
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		607,097
TOTAL JUST VALUE		784,791
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		755,703

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20006457	REPAIR/RRF	0	08/11/2020
B0310643	XFOB	4,901	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2485/1607	8/05/2021	WD	Q	I	01	765,000
GRANTOR: ULLAH FARID & SUSAN C						
GRANTEE: IBRAHIM DORESA						
1062/1510	6/14/2002	WD	Q	I		381,100
GRANTOR: INTERVEST CONSTRUCTIO						
GRANTEE: ULLAH FARID & SUSAN						

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	
2	0812	CONCRETE C	0	100	0	0	2,110.00	SF	4.00	4.00	100	2002	2002	3	80	6,752	
3	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2002	2002	3	20	400	
4	0911	SCRN RM A	0	100	0	0	1,137.00	SF	17.50	17.50	100	2002	2002	3	20	3,980	
5	0462	ST/AL FNC	0	100	0	0	422.00	SF	10.00	10.00	100	2002	2002	3	29	1,224	
6	0861	POOL GUNIT	0	100	0	0	400.00	SF	85.00	85.00	100	2002	2002	3	27	9,180	
7	0845	KOOL DECK	0	100	0	0	737.00	SF	7.25	7.25	100	2002	2002	3	80	4,275	

BUILDING DIMENSIONS

BAS=[YR=2002;ORIG=-1,-16] U6L5 N7 U7L7 W6 D10L10 U2L6 D2L5 S3 W17 N4 U4L5 N5 W10 S52 E16 N11 E8 S4 E9 S10 E14 E4 S4 E20 N39 $
FUS=[YR=2002;ORIG=28,-36] E18 S10 E23 S36 W12 S4 W2 S1 W3 N1 U0.1L2 N28.11 W22 N21 $
FGR=[YR=2002;ORIG=-25,19] E4 S4 E20 S27 W24 N31 $
FOP=[YR=2002;ORIG=-62,-36] S5 D4R5 S4 E17 N3 U2R5 D2R6 U10R10 W43 $
FGR=[YR=2002;ORIG=-25,19] W14 S12 E14 N12 $
FOP=[YR=2002;ORIG=-56,5] S4 E5 E3 N4 W8 $
.

LAND DESCRIPTION

TOTAL OB/XF 28,786

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	RES 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 04/06/2021 BY NW Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS