LOT 10
IN OR 1087/411
NORTH HAMPTON PHASE 1 PB 6/215

**ELLISON WILLI & KARLA L**
86410 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

**2025**

**12-2N-27-1460-0010-0000**

## NASSAU COUNTY PROPERTY



## 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 | | 4 100 |
| Bathrooms | | 4 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

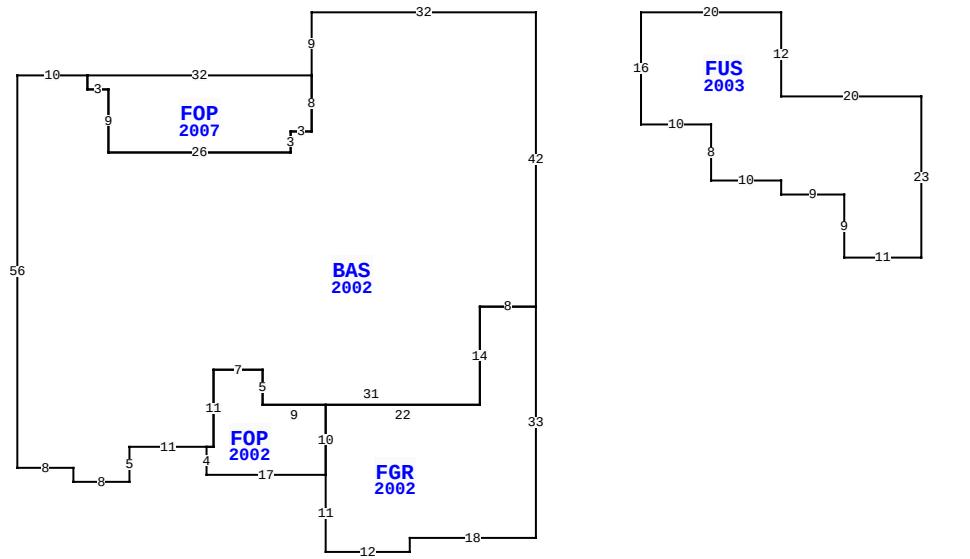
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 3,535 | 100 | 2002 | 3,535 | 416,267 |
| FGR | 706 | 55 | 2002 | 388 | 45,689 |
| FOP | 199 | 30 | 2002 | 60 | 7,066 |
| FOP | 316 | 30 | 2007 | 95 | 11,186 |
| FUS | 779 | 100 | 2003 | 779 | 91,731 |
| TOTALS | 5,535 | | | 4,857 | 571,941 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 4,857 | 100.2330 | 132.31 | 642,630 | 2002 | 2002 | 0 | 0 | 0 | 11.00 | 89.00 |

1 SNGL FAM – 100% - 2019 Heated Area: 4314 HX Base Yr




86410 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 | | 571,941 |
| TOTAL MARKET OB/XF VALUE | | 32,875 |
| TOTAL LAND VALUE - MARKET | | 127,500 |
| TOTAL MARKET VALUE | | 732,316 |
| SOH/AGL Deduction | | 5,841 |
| ASSESSED VALUE | | 726,475 |
| TOTAL EXEMPTION VALUE | 13 | 726,475 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 732,316 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 707,324 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21011065 | ADDITION | 4,965 | 08/20/2021 |
| 20006472 | REPAIR/RRF | 38,188 | 08/11/2020 |
| B19617 | ADDITION | 8,080 | 03/01/2007 |
| B18270 | SWIM POOL | 40,000 | 07/01/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1087/0411 | 10/14/2002 | WD | Q | I | | 494,300 |
| GRANTOR: INTERVEST CONSTRUCTIO | | | | | | |
| GRANTEE: ELLISON WILLIAM & K | | | | | | |
| 1068/0844 | 7/15/2002 | WD | U | V | 19 | 71,000 |
| GRANTOR: NORTH HAMPTON LLC | | | | | | |
| GRANTEE: INTERVEST CONSTRUCT | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2002] W32 S9 FOP=[YR=2007] W32 S2 E3 S9 E26 N3 E3 N8 $ S8 W3 S3 W26 N9 W3 N2 W10 S56 E8 S2 E8 N5 E11 FOP=[YR=2002] S4 E17 FGR=[YR=2002] S11 E12 N2 E18 N33 W8 S14 W22 S10 $ N10 W9 N5 W7 S11 W1 $ E1 N11 E7 S5 E31 N14 E8 N42 $ PTR=E15 FUS=[YR=2003] E20 S12 E20 S23 W11 N9 W9 N2 W10 N8 W10 N16$ 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 | 2002 | 2002 | 3 | 85 | 2,975 | |
| 2 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,584.00 | SF | 4.00 | 4.00 | 100 | 2002 | 2002 | 3 | 80 | 5,069 | |
| 3 | 0910 | SCRN RM L | 0 | 100 | 42 | 30 | 1,260.00 | SF | 15.00 | 15.00 | 100 | 2006 | 2006 | 3 | 24 | 4,536 | |
| 4 | 0861 | POOL GUNIT | 0 | 100 | 0 | 0 | 448.00 | SF | 85.00 | 85.00 | 100 | 2006 | 2006 | 3 | 40 | 15,232 | |
| 5 | 0845 | KOOL DECK | 0 | 100 | 0 | 0 | 812.00 | SF | 7.25 | 7.25 | 100 | 2006 | 2006 | 3 | 86 | 5,063 | |

## LAND DESCRIPTION

TOTAL OB/XF 32,875

| 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 11/15/2021 BY NWX Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS