LOT 49
NORTH HAMPTON PHASE 1 PB 6/215

BEAUDRY FAMILY TRUST/BEAUDRY LARRIE G TRUSTEE
86646 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0049-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

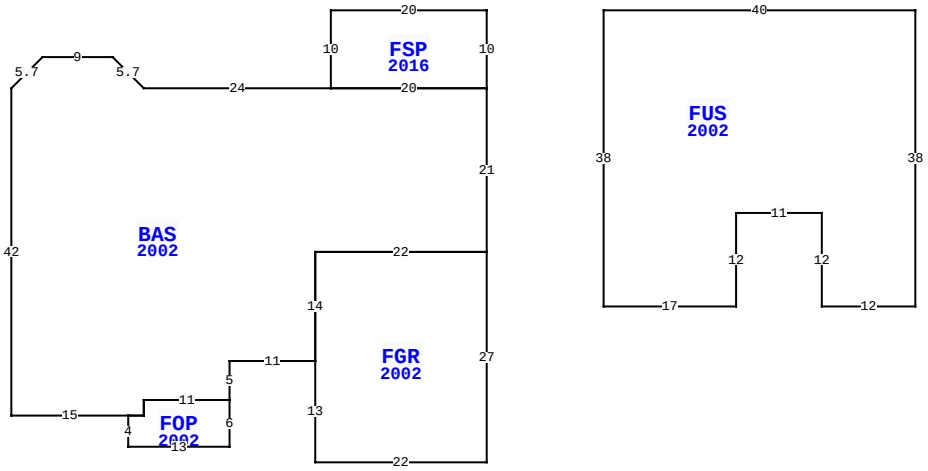
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	2,053	100	2002	2,053	262,564
FGR	594	55	2002	327	41,821
FOP	74	30	2002	22	2,813
FSP	200	40	2016	80	10,231
FUS	1,388	100	2002	1,388	177,516
TOTALS	4,309			3,870	494,946

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,870	108.8640	143.70	556,119	2002	2002	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2006 Heated Area: 3441 HX Base Yr 2006



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

86646 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		494,946
TOTAL MARKET OB/XF VALUE		9,425
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		631,871
SOH/AGL Deduction		340,406
ASSESSED VALUE		291,465
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		240,743
TOTAL JUST VALUE		631,871
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		608,426

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2722/1953	6/13/2024	WD	U	I	11	100
GRANTOR: BEAUDRY LARRIE G & VI						
GRANTEE: BEAUDRY FAMILY TRUS						
1373/0441	12/12/2005	WD	Q	I		440,000
GRANTOR: CLAXTON W DOYLE & PAT						
GRANTEE: BEAUDRY LARRIE G &						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2016] W20 S10 BAS=[YR=2002] W24 U4 L4 W9 D4 L4 S42 E15 FOP=[YR=2002] S4 E13 N6 W11 S2 W2 $ E2 N2 E11 N5 E11 FGR=[YR=2002] S13 E22 N27 W22 S14 $ N14 E22 N21 W20 $ E20 N10 $ PTR= E15 FUS=[YR=2002] E40 S38 W12 N12 W11 S12 W17 N38 $ 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	0810	CONCRETE A	0	100	0	0	817.00	SF	6.50	6.50	100	2002	2002	3	80	4,248	
3	0855	CONC PAVER	0	100	0	0	256.00	SF	10.00	10.00	100	2006	2006	3	86	2,202	

LAND DESCRIPTION

TOTAL OB/XF 9,425

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