

SHANAHAN GEORGE W JR & MARY ANNE
86662 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

12-2N-27-1460-0050-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur08WD FR STUC 100 IRREGULAR 100

RooF Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo11CLAY TILE 50

Interior Floo12HARDWOOD 50

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms Bathrooms Frame

Stories Units Occupancy

QualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

TOTALS

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

LAND DESCRIPTION

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTS EFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM % COND

0900013,258116.8860154.29502,677200120010011.5088.50

1 SNGL FAM - 100% - 2021Heated Area: 2833HX Base Yr 2021

FSP 2001

FUS 2001

BAS 2001

FGR 2001

FOP 2001

BLD DATE03/29/2023NW LGL DATE

86662 NORTH HAMPTON CLUB WAY, FERNANDINA BEACHFLA 32117

BLD DATE03/29/2023NW LGL DATE

BLD DATE03/29/2023NW LGL DATE

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE444,869

TOTAL MARKET OB/XF VALUE9,369

TOTAL LAND VALUE - MARKET127,500

TOTAL MARKET VALUE581,738

SOH/AGL Deduction230,703

ASSESSED VALUE351,035

TOTAL EXEMPTION VALUE HX HB50,722

BASE TAXABLE VALUE300,313

TOTAL JUST VALUE581,738

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE560,645

SALES DATA

OFF RECORD NumberDATE TYPEINST Q U V I RSN CD SALE PRICE

2334/01851/22/2020WDQI01390,000

GRANTOR:CAMPBELL BARRY E & LI

GRANTEE:SHANAHAN GEORGE W J

1409/01245/02/2006WDQI447,000

GRANTOR:HUNT TODD & CHRISTINA

GRANTEE:CAMPBELL BARRY E &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W24 FSP=[YR=2001] W21 S12 E14 N3 U3 R3 E4 N6 \$ S6 W4 D3 L3 S3 W14 N12 W2 U2 L2 W7 D2 L2 W2 S50 E11 S2 FOP=[YR=2001] S5 E29 FGR=[YR=2001] S2 E20 N24 W6 N3 W6 S3 W8 S22\$ N7 W11 N5 W7 S7 W11 \$ E11 N7 E7 S5 E11 N15 E8 N3 E6 S3 E6 N35 \$ PTR= E15 FUS=[YR=2001] E15 S24 W15 N24 \$ W15\$.

REVIEW DATE01/06/2023BYNWA

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