LOT 51
IN OR 1006/916
NORTH HAMPTON PHASE 1 PB 6/215

ELSESSER GARY E & CHRISTINE A
86674 NORTH HAMPTON CLUBWAY
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0051-0000

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	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

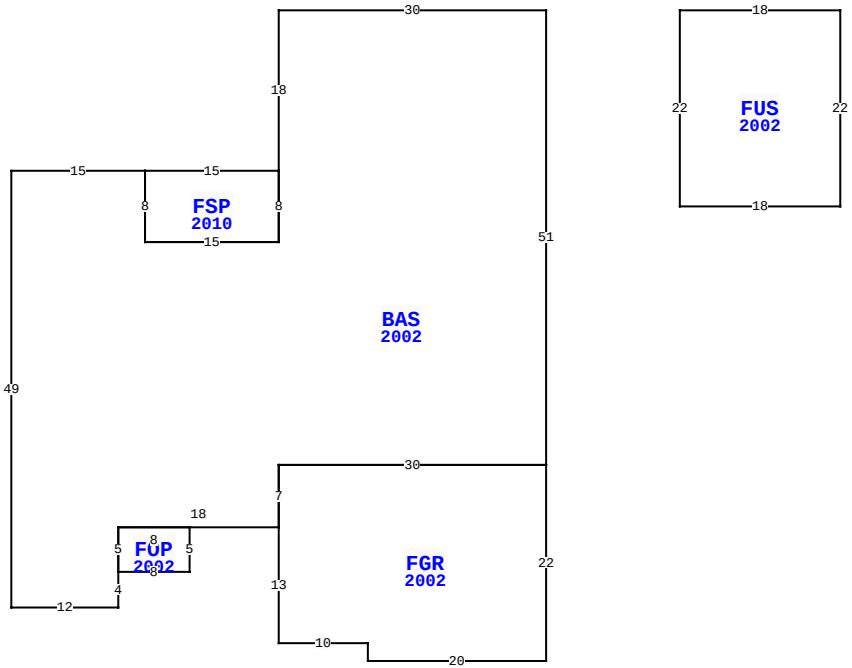
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,718	100	2002	2,718	369,336
FGR	640	55	2002	352	47,831
FOP	40	30	2002	12	1,630
FSP	120	40	2010	48	6,523
FUS	396	100	2002	396	53,810
TOTALS	3,914			3,526	479,132

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,526	115.6680	152.68	538,350	2002	2002	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2006 Heated Area: 3114 HX Base Yr 2006



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

86674 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		479,132
TOTAL MARKET OB/XF VALUE		8,254
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		614,886
SOH/AGL Deduction		332,857
ASSESSED VALUE		282,029
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		231,307
TOTAL JUST VALUE		614,886
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		592,182

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1006/0916	9/05/2001	WD	Q	I		300,100
GRANTOR: BEAZER HOMES CORP						
GRANTEE: ELSESSER GARY E & C						
0977/0498	3/22/2001	WD	U	V	19	666,000
GRANTOR: NORTH HAMPTON LLC						
GRANTEE: BEAZER HOMES CORP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W30 S18 FSP=[YR=2010] W15 S8 E15 N8 $ S8 W15 N8 W15 S49 E12 N4 FOP=[YR=2002] E8 N5 W8 S5 $ N5 E18 FGR=[YR=2002] S13 E10 S2 E20 N22 W30 S7 $ N7 E30 N51 $ PTR= E15 FUS=[YR=2002] E18 S22 W18 N22 $ W15 $.

EXTRA FEATURES

L N	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	0811	CONCRETE B	0	100	0	0	1,269.00	SF	5.20	5.20	100	2002	2002	3	80	5,279	

LAND DESCRIPTION

TOTAL OB/XF 8,254

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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