LOT 54 IN OR 1023/199
NORTH HAMPTON PHASE 1 PB 6/215

SABBAN MARIO M & ELMARIE S
86229 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0054-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

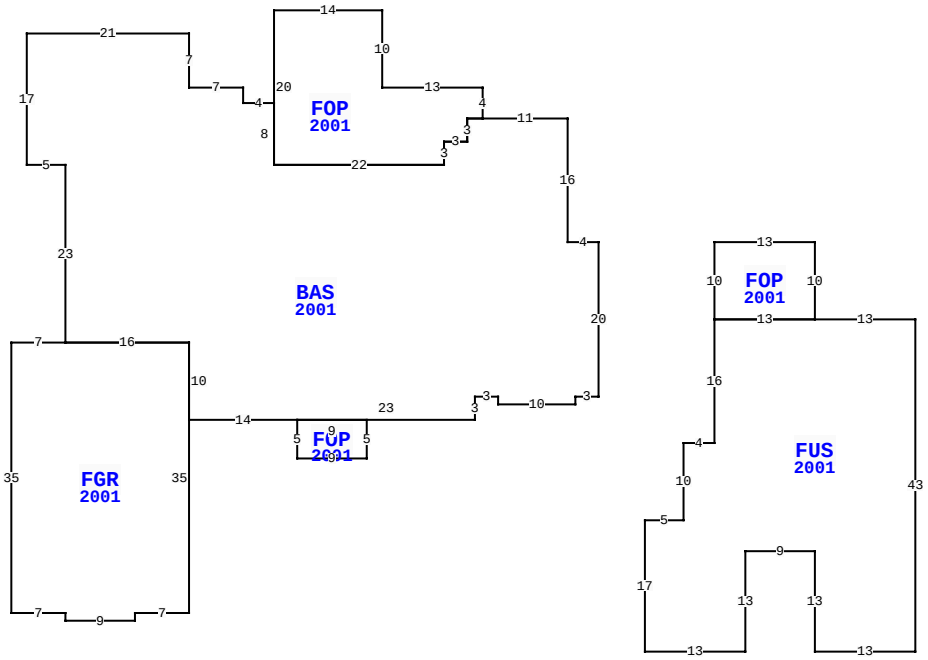
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	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	2,585	100	2001	2,585	311,108
FGR	814	55	2001	448	53,918
FOP	45	30	2001	14	1,685
FOP	130	30	2001	39	4,694
FOP	389	30	2001	117	14,081
FUS	1,194	100	2001	1,194	143,699
TOTALS	5,157			4,397	529,184

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,397	103.0260	135.99	597,948	2001	2001	0	0	0	11.50	88.50

1 SNGL FAM – 100% - 2002 Heated Area: 3779 HX Base Yr 2002



86229 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		529,184
TOTAL MARKET OB/XF VALUE		36,731
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		693,415
SOH/AGL Deduction		263,573
ASSESSED VALUE		429,842
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		379,120
TOTAL JUST VALUE		693,415
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		670,705

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007481	REPAIR/RRF	0	08/19/2020
B0514698	SWIM POOL	41,000	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1023/0199	12/05/2001	WD	Q	I		419,000
GRANTOR: INTERVEST CONSTRUCTIO						
GRANTEE: SABBAN MARIO M & EL						
1002/1291	8/13/2001	WD	U	V	19	444,000
GRANTOR: NORTH HAMPTON LLC						
GRANTEE: INTERVEST CONSTRUCT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W4 N16 W11 FOP=[YR=2001] N4 W13 N10 W14 S20 E22 N3 E3 N3 E2 $ W2 S3 W3 S3 W22 N8 W4 N2 W7 N7 W21 S17 E5 S23 FGR=[YR=2001] W7 S35 E7 S1 E9 N1 E7 N35 W16 $ E16 S10 E14 FOP=[YR=2001] S5 E9 N5 W9 $ E23 N3 E3 S1 E10 N1 E3 N20 $ PTR= E15 FOP=[YR=2001] E13 S10 FUS=[YR=2001] E13 S43 W13 N13 W9 S13 W13 N17 E5 N10 E4 N16 E13 $ W13 N10 $ 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	2001	2001	3	84	2,940	
2	0812	CONCRETE C	0	100	0	0	2,206.00	SF	4.00	4.00	100	2001	2001	3	79	6,971	
3	0911	SCRN RM A	0	100	0	0	1,670.00	SF	17.50	17.50	100	2005	2005	3	22	6,430	
4	0861	POOL GUNIT	0	100	0	0	495.00	SF	85.00	85.00	100	2005	2005	3	36	15,147	
5	0845	KOOL DECK	0	100	0	0	861.00	SF	7.25	7.25	100	2005	2005	3	84	5,243	

LAND DESCRIPTION

TOTAL OB/XF 36,731

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS