LOT 55
IN OR 2226/879
NORTH HAMPTON PHASE 1 PB 6/215

KOVACS GABOR & LISA M
86271 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0055-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

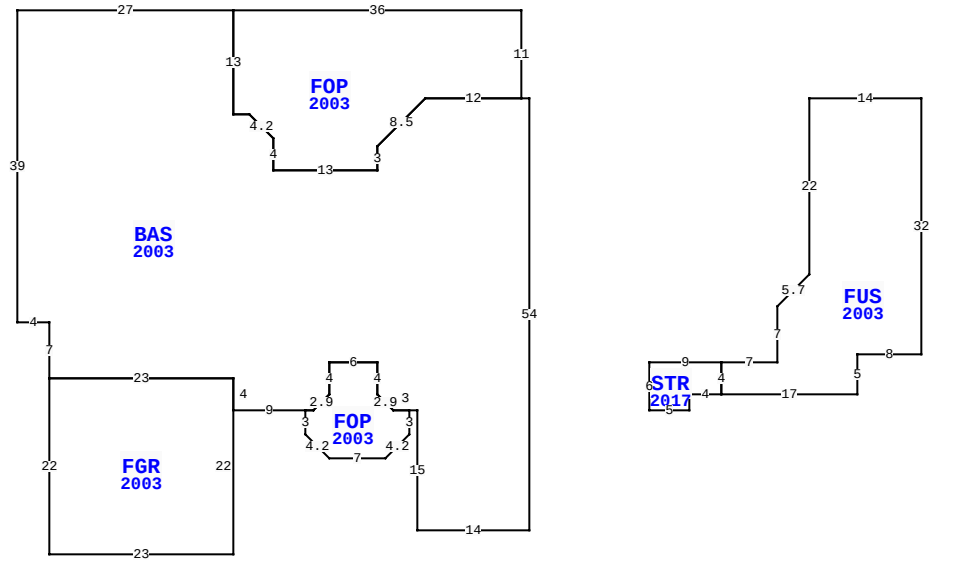
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,678	100	2003	2,678	351,300
FGR	506	55	2003	278	36,468
FOP	109	30	2003	33	4,329
FOP	546	30	2003	164	21,513
FUS	558	100	2003	558	73,198
STR	46	10	2017	5	656
TOTALS	4,443			3,716	487,465

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,716	111.0375	146.57	544,654	2003	2003	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2019 Heated Area: 3236 HX Base Yr 2019



86271 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		487,465
TOTAL MARKET OB/XF VALUE		49,895
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		664,860
SOH/AGL Deduction		243,184
ASSESSED VALUE		421,676
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		370,954
TOTAL JUST VALUE		664,860
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		645,586

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18522	SWIM POOL	50,000	09/01/2006
B0210042	NEW CONSTR	240,097	08/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2226/0879	9/26/2018	WD	Q	I	01	400,000
GRANTOR: BRANIGAN LORI						
GRANTEE: KOVACS GABOR & LISA						
2226/0878	9/04/2018	QC	U	I	11	100
GRANTOR: RADETIC MICHAEL A						
GRANTEE: BRANIGAN LORI C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W1 FOP=[YR=2003] N11 W36 S13 E2 D3 R3 S4 E13 N3 U6 R6 E12$ W12 D6 L6 S3 W13 N4 U3 L3 W2 N13 W27 S39 E4 S7 FGR=[YR=2003] S22 E23 N22 W23 $ E23 S4 E9 FOP=[YR=2003] S3 R3 D3 E7 U3 R3 N3 W2 U2 L2 N4 W6 S4 D2 L2 W1$ E1 U2 R2 N4 E6 S4 D2 R2 E3 S15 E14 N54$ PTR= E35 FUS=[YR=2003] E14 S32 W8 S5 W17 STR=[YR=2017] W4 S2 W5 N6 E9 S4$ N4 E7 N7 U4 R4 N22$ W35 $.

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	2003	2003	3	86	3,010	
2	0812	CONCRETE C	0	100	0	0	1,099.00	SF	4.00	4.00	100	2003	2003	3	82	3,605	
3	0861	POOL GUNIT	0	100	0	0	516.00	SF	85.00	85.00	100	2007	2007	3	44	19,298	
4	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2007	2007	3	27	270	
5	0845	KOOL DECK	0	100	0	0	1,021.00	SF	7.25	7.25	100	2007	2007	3	87	6,440	
6	0911	SCRN RM A	0	100	0	0	1,596.00	SF	17.50	17.50	100	2007	2007	3	27	7,541	
7	0855	CONC PAVER	0	100	0	0	67.00	SF	10.00	10.00	100	2007	2007	3	87	583	
8	0462	ST/AL FNC	0	100	350	0	1,400.00	SF	10.00	10.00	100	2007	2007	3	44	6,160	
9	0463	FENCE GATE	0	100	0	0	4.00	UT	300.00	300.00	100	2007	2007	3	69	828	
10	0600	SUMMER KIT	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2007	2007	3	27	1,620	

TOTAL OB/XF 49,355

LAND DESCRIPTION

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 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

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EXTRA FEATURES

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11	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	27	540	

LAND DESCRIPTION

TOTAL OB/XF 540

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

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