LOT 56
IN OR 1331/79
NORTH HAMPTON PHASE 1 PB 6/215

BUKOVSKEY GARY A & LORIA A
86293 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0056-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

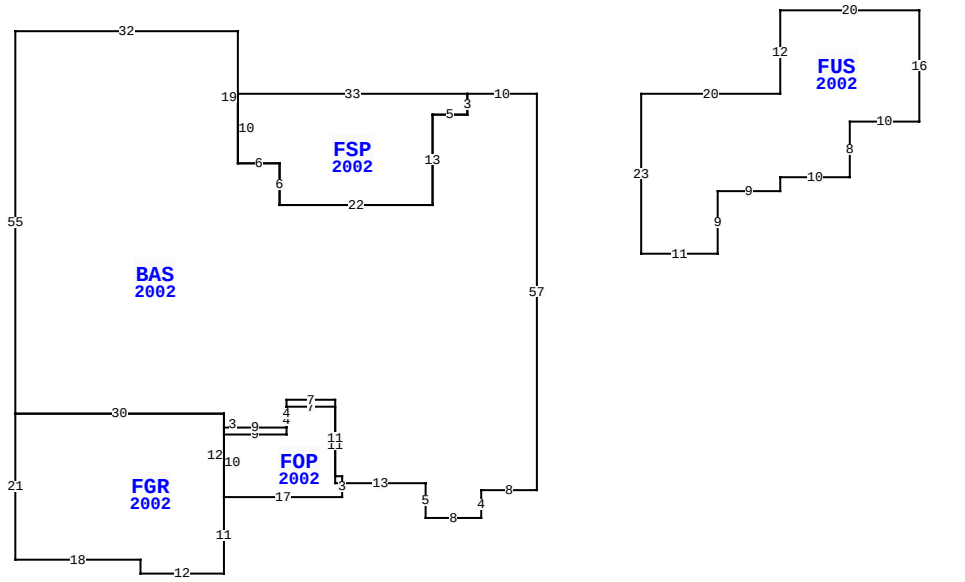
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	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	3,669	100	2002	3,669	496,604
FGR	654	55	2002	360	48,727
FOP	191	30	2002	57	7,715
FSP	427	40	2002	171	23,145
FUS	779	100	2002	779	105,438
TOTALS	5,720			5,036	681,629

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	5,036	115.2112	152.08	765,875	2002	2002	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2006 Heated Area: 4448 HX Base Yr 2006



86293 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		681,629
TOTAL MARKET OB/XF VALUE		10,690
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		819,819
SOH/AGL Deduction		386,361
ASSESSED VALUE		433,458
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		382,736
TOTAL JUST VALUE		819,819
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		787,502

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1331/0079	7/06/2005	WD	Q	I		516,000
GRANTOR: PERRETT FRED J & KRIS						
GRANTEE: BUKOVSKEY GARY A &						
1239/1698	6/22/2004	WD	Q	I		460,000
GRANTOR: MAGALSKI PAUL H & DIA						
GRANTEE: PERRETT FRED J & KR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W10 FSP=[YR=2002] W33 S10 E6 S6 E22 N13 E5 N3 $ S3 W5 S13 W22 N6 W6 N19 W32 S55 FGR=[YR=2002] S21 E18 S2 E12 N11 FOP=[YR=2002] E17 N3 W1 N11 W7 S4 W9 S10 $ N12 W30 $ E30 S3 E9 N4 E7 S11 E13 S5 E8 N4 E8 N57 $ PTR= E15
FUS=[YR=2002] E20 N12 E20 S16 W10 S8 W10 S2 W9 S9 W11 N23$ 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	1,713.00	SF	5.20	5.20	100	2002	2002	3	80	7,126	
3	1126	CB/STC 8"	0	100	0	0	92.00	SF	8.00	8.00	100	2002	2002	3	80	589	

LAND DESCRIPTION

TOTAL OB/XF 10,690

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	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 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