LOT 57
NORTH HAMPTON PHASE 1 PB 6/215

OBRIEN TRACY & TOM
86313 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0057-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

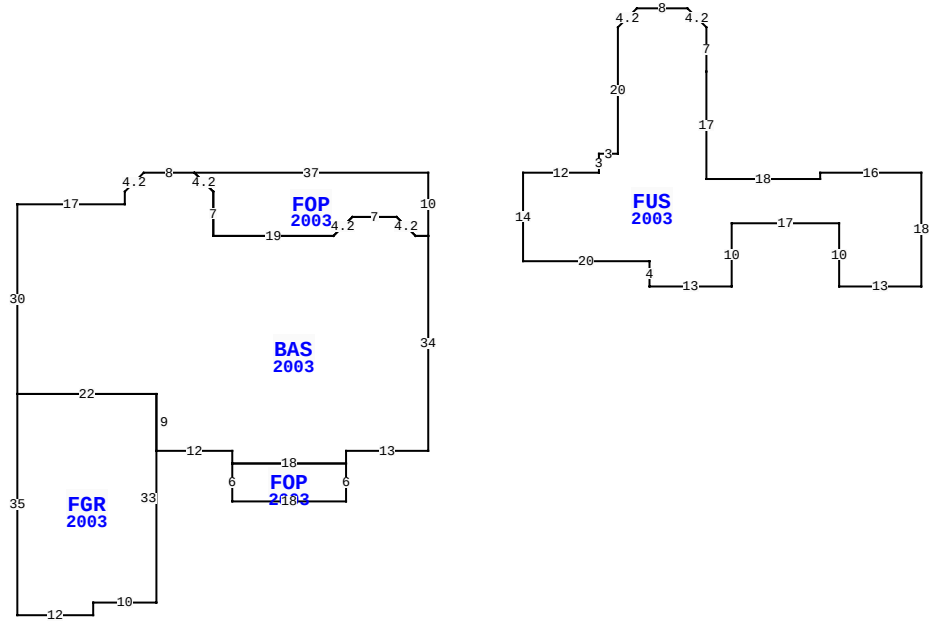
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	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	2,294	100	2003	2,294	287,725
FGR	750	55	2003	412	51,676
FOP	108	30	2003	32	4,013
FOP	315	30	2003	94	11,790
FUS	1,230	100	2003	1,230	154,273
TOTALS	4,697			4,062	509,478

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,062	106.1676	140.14	569,249	2003	2003	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2024 Heated Area: 3524 HX Base Yr 2024



86313 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		509,478
TOTAL MARKET OB/XF VALUE		12,702
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		649,680
SOH/AGL Deduction		6,025
ASSESSED VALUE		643,655
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		592,933
TOTAL JUST VALUE		649,680
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		625,515

ALSO SEE ADJCNT (5' WIDE) STRIP = PRCL 12-2N-27-14

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210161	NEW CONSTR	261,458	08/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2676/354	10/26/2023	WD	Q	I	05	765,000
GRANTOR: SHIRLEY JANELL H						
GRANTEE: OBRIEN TRACY & TOM						
1252/0576	8/11/2004	WD	Q	I		457,400
GRANTOR: INTERVEST CONSTRUCTIO						
GRANTEE: SHIRLEY ERNEST M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003;ORIG=-37,0] W8 D3L3 S2 W17 S30 E22 S9 E12 S2 E18 N2 E13 N34 W2 U3L3 W7 D3L3 W19 N7 U3L3 $
FUS=[YR=2003;ORIG=15,0] E12 N3 E3 N20 U3R3 E8 D3R3 S7 S17 E18 N1 E16 S18 W13 N10 W17 S10 W13 N4 W20 N14 $
FGR=[YR=2003;ORIG=-65,35] S35 E12 N2 E10 N33 W22 $
FOP=[YR=2003;ORIG=0,0] W37 D3R3 S7 E19 U3R3 E7 D3R3 E2 N10 $
FOP=[YR=2003;ORIG=-31,46] S6 E18 N6 W18 $
PTR=[ORIG=0,0] E15 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	2003	2003	3	86	3,010	
2	0811	CONCRETE B	0	100	0	0	1,988.00	SF	5.20	5.20	100	2003	2003	3	82	8,477	
3	0855	CONC PAVER	0	100	0	0	135.00	SF	10.00	10.00	100	2010	2010	3	90	1,215	

LAND DESCRIPTION

TOTAL OB/XF 12,702

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 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