PT OF LOT 58
IN OR 2056/148
NORTH HAMPTON PHASE 1 PB 6/215

GEORGE HOLLY
86327 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0058-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

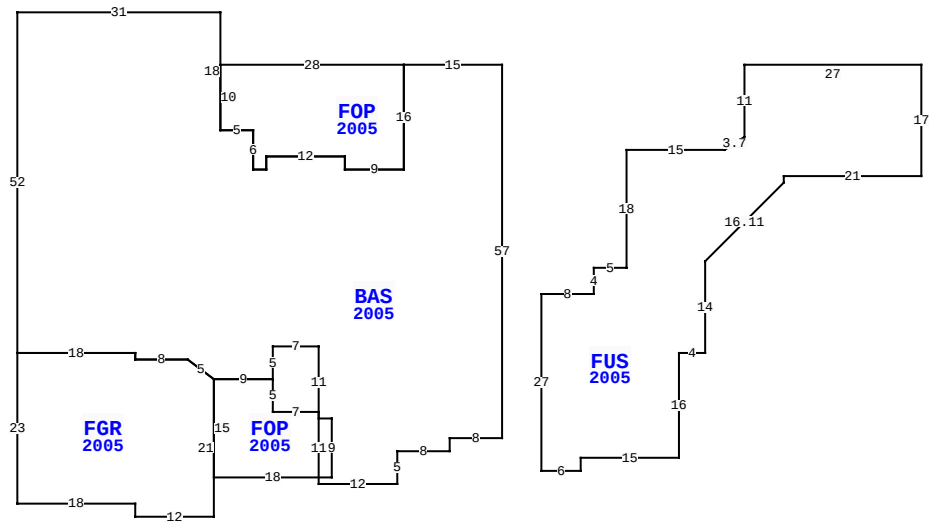
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		5 100
Frame	02	WOOD FRAME 100
Stories	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	3,691	100	2005	3,691	536,594
FGR	696	55	2005	383	55,680
FOP	293	30	2005	88	12,793
FOP	394	30	2005	118	17,155
FUS	1,427	100	2005	1,427	207,456
TOTALS	6,501			5,707	829,679

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	5,707	121.6950	160.64	916,772	2005	2005	0	0	0	9.50	90.50

1 SNGL FAM – 0% - 0 Heated Area: 5118 HX Base Yr



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

86327 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	829,679
TOTAL MARKET OB/XF VALUE	12,121
TOTAL LAND VALUE - MARKET	127,500
TOTAL MARKET VALUE	969,300
SOH/AGL Deduction	120,604
ASSESSED VALUE	848,696
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	848,696
TOTAL JUST VALUE	969,300
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	929,849

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0509912	M001	0	06/01/2005
E14742	E005	0	04/01/2005
P09306	P006	0	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2056/0148	6/28/2016	WD	U	I	37	371,000
GRANTOR: GIBBS MICHAEL						
GRANTEE: GEORGE CHARLIE & HO						
2036/0703	3/10/2016	SW	U	I	12	312,000
GRANTOR: LUMINENT MORTGAGE LOA						
GRANTEE: GIBBS MICHAEL						

BUILDING NOTES

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	0	0	0	2.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	6,160	
2	0812	CONCRETE C	0	0	0	0	1,774.00	SF	4.00	4.00	100	2005	2005	3	84	5,961	

BUILDING DIMENSIONS

BAS=[YR=2005] W15 FOP=[YR=2005] W28 S10 E5 S6 E2 N2 E12 S2 E9 N16$ S16 W9 N2 W12 S2 W2 N6 W5 N18 W31 S52 FGR=[YR=2005] S23 E18 S2 E12 N21 L4 U3 W8 N1 W18$ E18 S1 E8 D3 R4 FOP=[YR=2005] S15 E18 N9 W2 N11 W7 S5 W9$ E9 S5 E7 S11 E12 N5 E8 N2 E8 N57$ PTR=E64 FUS=[YR=2005] W27 S11 D2 L3 W15 S18 W5 S4 W8 S27 E6 N2 E15 N16 E4 N14 U12 R12 N1 E21 N17$ W64$.

LAND DESCRIPTION

TOTAL OB/XF 12,121

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							

REVIEW DATE 12/23/2020 BY NWX Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS