LOT 61
IN OR 1484/1011
NORTH HAMPTON PHASE 1 PB 6/215

PATTERSON HENRY R & KAREN W
86443 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0061-0000

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 60
Interior Floo	19	MARBLE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

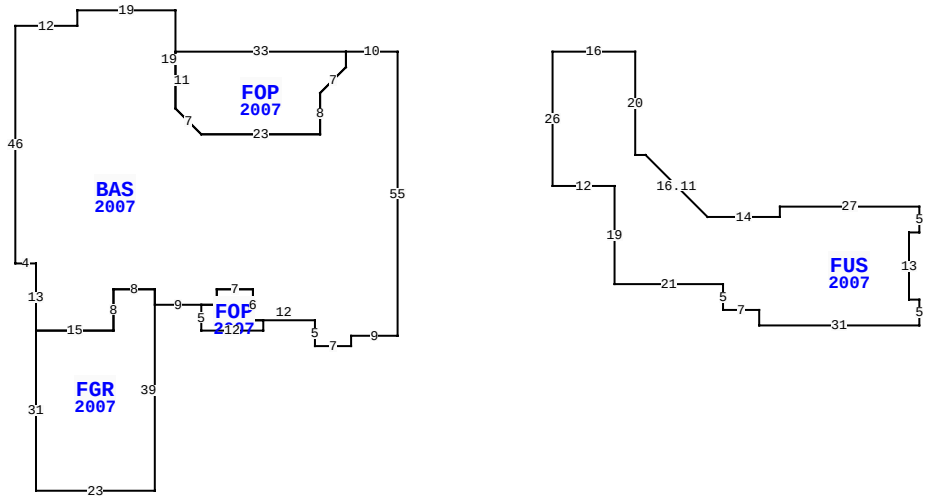
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,519	100	2007	3,519	528,254
FGR	777	55	2007	427	64,099
FOP	75	30	2007	22	3,302
FOP	463	30	2007	139	20,866
FUS	1,614	100	2007	1,614	242,286
TOTALS	6,448			5,721	858,807

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	5,721	124.2885	164.06	938,587	2007	2007	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2020 Heated Area: 5133 HX Base Yr



86443 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

BLD DATE	03/29/2023	NW	LGL DATE
XF DATE	07/03/2007	RK	LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		858,807
TOTAL MARKET OB/XF VALUE		9,462
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		995,769
SOH/AGL Deduction		339,043
ASSESSED VALUE		656,726
TOTAL EXEMPTION VALUE	13	656,726
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		995,769
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		954,781

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12150	MECH OTHER	0	10/01/2006
E17934	ELEC OTHER	1,500	08/01/2006
P11482	OTHER	0	08/01/2006
P11505	OTHER	0	08/01/2006
C18113	CO ISSUED	0	07/01/2006
R09496	REPAIR/RRF	3,500	07/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1484/1011	3/12/2007	WD	Q	I		705,600
GRANTOR: INTERVEST CONSTRUCTIO						
GRANTEE: PATTERSON HENRY R &						
1291/0360	1/27/2005	WD	U	V	19	1,425,900
GRANTOR: NORTH HAMPTON LLC						
GRANTEE: INTERVEST CONSTRUCT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W10 FOP=[YR=2007] W33 S11 D5 R5 E23 N8 U5 R5 N3 $ S3 D5 L5 S8 W23 U5 L5 N19 W19 S3 W12 S46 E4 S13 FGR=[YR=2007] S31 E23 N39 W8 S8 W15 $ E15 N8 E8 S3 E09FOP=[YR=2007] S5 E12 N2 W2 N6 W7 S3 W3 $ E3 N3 E7 S6 E12 S5 E7 N2 E9 N55$PTR=E30 FUS=[YR=2007] E16 S20 E2 D12 R12 E14 N2 E27 S5 W2 S13 E2 S5 W31 N3 W7 N5 W21 N19 W12 N26 $ W30 $.

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	2007	2007	3	90	3,150	
2	0812	CONCRETE C	0	100	0	0	1,584.00	SF	4.00	4.00	100	2007	2007	3	87	5,512	
3	1126	CB/STC 8"	0	100	0	0	115.00	SF	8.00	8.00	100	2007	2007	3	87	800	

LAND DESCRIPTION

TOTAL OB/XF 9,462

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