LOT 62
IN OR 2004/1070
NORTH HAMPTON PHASE 1 PB 6/215

BLANC DRU M & TAMMY L
86071 HAMPTON BAYS DR
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0062-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

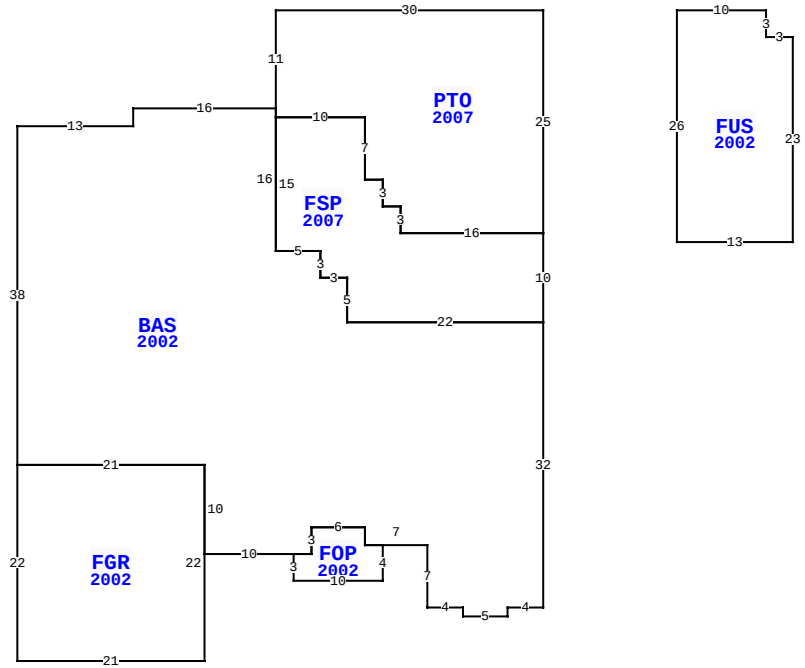
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,107	100	2002	2,107	287,061
FGR	462	55	2002	254	34,605
FOP	50	30	2002	15	2,043
FSP	393	40	2007	157	21,390
FUS	329	100	2002	329	44,823
PTO	602	5	2007	30	4,087
TOTALS	3,943			2,892	394,009

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,892	115.9725	153.08	442,707	2002	2002	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2016 Heated Area: 2436 HX Base Yr 2016



86071 HAMPTON BAYS DR, 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		394,009
TOTAL MARKET OB/XF VALUE		10,354
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		531,863
SOH/AGL Deduction		245,954
ASSESSED VALUE		285,909
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		230,187
TOTAL JUST VALUE		531,863
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		513,591

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005903	REMODEL	37,256	06/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2004/1070	9/09/2015	WD	Q	I	02	350,000
GRANTOR: RASMUSSEN CARL J &						
GRANTEE: BLANC DRU M & TAMMY						
1909/1763	3/31/2014	WD	Q	I	01	328,000
GRANTOR: MOORE JUNE ELLEN						
GRANTEE: RASMUSSEN CARL J &						

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	2002	2002	3	85	2,975	
2	0812	CONCRETE C	0	100	0	0	1,509.00	SF	4.00	4.00	100	2002	2002	3	80	4,829	
3	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2007	2007	3	27	1,350	
4	1076	TRELLIS A	0	100	20	25	500.00	SF	7.50	7.50	100	2004	2004	3	32	1,200	

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2007] W30 S11 BAS=[YR=2002] W16 S2 W13 S38
FGR=[YR=2002] S22 E21 N22 W21$ E21 S10 E10 FOP=[YR=2002] S3
E10 N4 W2 N2 W6 S3 W2$ E2 N3 E6 S2 E7 S7 E4 S1 E5 N1 E4 N32
FSP=[YR=2007] N10 W16 N3 W2 N3 W2 N7 W10 S15 E5 S3 E3 S5 E22$
W22 N5 W3 N3 W5 N16$ S1 E10 S7 E2 S3 E2 S3 E16 N25$ PTR= E15
FUS=[YR=2002] E10 S3 E3 S23 W13 N26 $ W15 $.

LAND DESCRIPTION

TOTAL OB/XF 10,354

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 03/15/2022 BY DJ Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS