LOT 64
NORTH HAMPTON PHASE 1 PB 6/215

ETCHART JOHN A
86135 HAMPTON BAYS DR
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0064-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

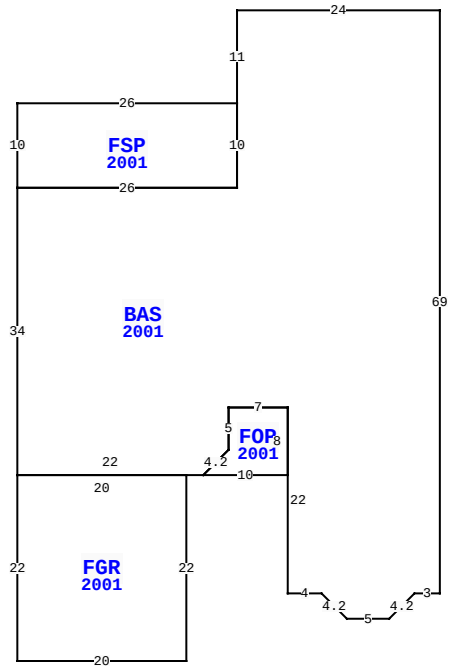
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,420	100	2001	2,420	337,349
FGR	440	55	2001	242	33,735
FOP	61	30	2001	18	2,509
FSP	260	40	2001	104	14,497
TOTALS	3,181			2,784	388,090

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,784	115.4160	152.35	424,142	2002	2007	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2019 Heated Area: 2420 HX Base Yr 2019



86135 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		388,090
TOTAL MARKET OB/XF VALUE		6,361
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		521,951
SOH/AGL Deduction		269,224
ASSESSED VALUE		252,727
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		202,005
TOTAL JUST VALUE		521,951
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		503,497

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2653/1700	7/03/2023	WD	U	I	16	250,000
GRANTOR: LICHTEN JOANNE V						
GRANTEE: ETCHART JOHN A						
2224/1896	9/04/2018	WD	Q	I	01	350,000
GRANTOR: CLARK NOLAN & ASHLEIG						
GRANTEE: LICHTEN JOANNE V &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W24 S11 FSP=[YR=2001] W26 S10 E26 N10 $ S10 W26 S34 FGR=[YR=2001] S22 E20 N22 W20 $ E22 FOP=[YR=2001] E10 N8 W7 S5 D3 L3 $ U3 R3 N5 E7 S22 E4 D3 R3 E5 U3 R3 E3 N69 $.

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	0811	CONCRETE B	0	100	0	0	814.00	SF	5.20	5.20	100	2002	2002	3	80	3,386	

LAND DESCRIPTION

TOTAL OB/XF 6,361

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 12/06/2019 BY KWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS