

LOT 68
IN OR 1493/91
NORTH HAMPTON PHASE 1 PB 6/215

BAARTMANS ALPHONSE H & BEVERLY J TRUST/BAARTMANS A
86183 HAMPTON BAYS DRIVE
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0068-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
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	2,372	100	2002	2,372	321,998
FGR	480	55	2002	264	35,838
FOP	61	30	2002	18	2,443
FOP	260	30	2002	78	10,588

TOTALS	3,173			2,732	370,868
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	0	0	0	731.00	SF	5.20
3	0910	SCRN RM L	0	0	0	0	512.00	SF	15.00
4	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00
5	0861	POOL GUNIT	0	0	0	0	472.00	SF	85.00
6	0845	KOOL DECK	0	0	0	0	360.00	SF	7.25

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	RES NATURAL	0		PUD	0.00	0.00	1.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,732	112.3920	148.36	405,320	2002	2007	0	0	0	8.50	91.50
1 SNGL FAM - 0% - 0												
Heated Area: 2372												
HX Base Yr												

86183 HAMPTON BAYS DR, FERNANDINA BEACH				BLD DATE	03/29/2023			NW	LGL DATE		
				XF DATE					LAND DATE		
				INC DATE					AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975		
731.00	SF	5.20	5.20	100	2002	2002	3	80	3,041		
512.00	SF	15.00	15.00	100	2002	2002	3	20	1,536		
1.00	UT	2,000.00	2,000.00	100	2002	2002	3	20	400		
472.00	SF	85.00	85.00	100	2002	2002	3	27	10,832		
360.00	SF	7.25	7.25	100	2002	2002	3	80	2,088		

TOTAL OB/XF									
20,872									

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					370,868				
TOTAL MARKET OB/XF VALUE					20,872				
TOTAL LAND VALUE - MARKET					127,500				
TOTAL MARKET VALUE					519,240				
SOH/AGL Deduction					102,338				
ASSESSED VALUE					416,902				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					416,902				
TOTAL JUST VALUE					519,240				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					502,451				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002868	REPAIR/RRF	27,000	04/16/2020
E0108865	NEW CONSTR	0	12/01/2001

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1493/0091	4/17/2007	QC	Q	I	01	100			
GRANTOR: BAARTMANS ALPHONSE &									
GRANTEE: BAARTMANS ALPHONSE									
1330/1589	7/06/2005	WD	Q	I		375,000			
GRANTOR: CULLEN HUGH L & MARIL									
GRANTEE: BAARTMANS ALPHONSE									

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2002] W26 BAS=[YR=2002] N11 W24 S69 E4 D2 R2 E6 U2 R2 E4 N14 FOP=[YR=2002] E10 U3 L3 N5 W7 S8 \$ N8 E7 S5 D3 R3 E2 FGR=[YR=2002] S22 E20 N24 W20S2\$N2 E20 N32 W26 N10 \$ S10 E26 N10 \$.									