LOT 69
NORTH HAMPTON PHASE 1 PB 6/215

DALY JAMES & PATRICIA LIVING TRUST/DALY JAMES M TR
86193 HAMPTON BAYS DR
FERNANDINA BEACH, FL 32034

**2025**

**12-2N-27-1460-0069-0000**

## BUILDING CHARACTERISTICS

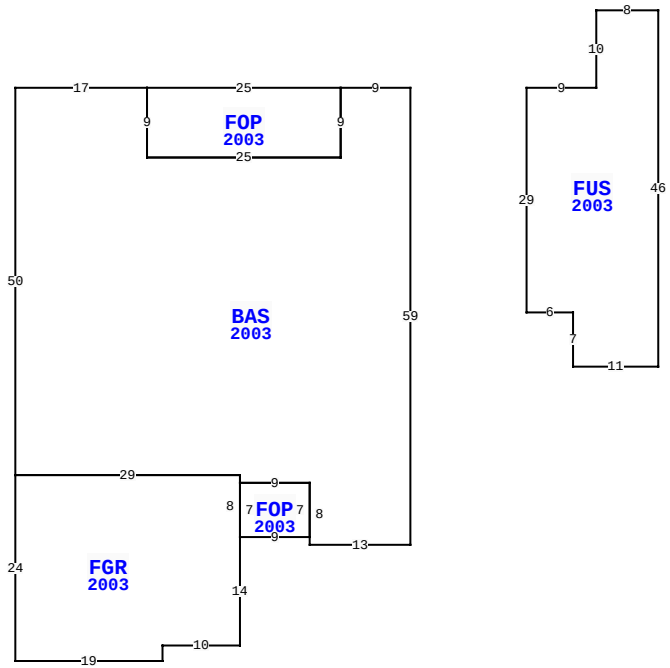
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 4 100 |
| 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 | 2,451 | 100 | 2003 | 2,451 | 324,265 |
| FGR | 676 | 55 | 2003 | 372 | 49,215 |
| FOP | 63 | 30 | 2003 | 19 | 2,514 |
| FOP | 225 | 30 | 2003 | 68 | 8,997 |
| FUS | 650 | 100 | 2003 | 650 | 85,994 |
| TOTALS | 4,065 | | | 3,560 | 470,984 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,560 | 111.9825 | 147.82 | 526,239 | 2003 | 2003 | 0 | 0 | 0 | 10.50 | 89.50 |

1 SNGL FAM – 100% - 2025 Heated Area: 3101 HX Base Yr 2025




86193 HAMPTON BAYS DR, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | 03/29/2023 NW | LGL DATE | |
| XF DATE | | 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 | | 470,984 |
| TOTAL MARKET OB/XF VALUE | | 27,176 |
| TOTAL LAND VALUE - MARKET | | 127,500 |
| TOTAL MARKET VALUE | | 625,660 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 625,660 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 574,938 |
| TOTAL JUST VALUE | | 625,660 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 605,005 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0414142 | XFOB | 7,300 | 12/01/2004 |
| E0310681 | NEW CONSTR | 2,000 | 01/01/2003 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2734/444 | 8/22/2024 | WD | Q | I | 01 | 739,000 |
| GRANTOR: TRINE THOMAS N & CARO | | | | | | |
| GRANTEE: DALY JAMES & PATRIC | | | | | | |
| 2605/0495 | 11/30/2022 | WD | Q | I | 01 | 649,000 |
| GRANTOR: DORE GARY M & KAREN S | | | | | | |
| GRANTEE: TRINE THOMAS & CARO | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2003] W9 FOP=[YR=2003] W25 S9 E25 N9$ S9 W25 N9 W17 S50 FGR=[YR=2003] S24 E19 N2 E10 N14 FOP=[YR=2003] E9 N7 W9 S7$ N8 W29$ E29 S1 E9 S8 E13 N59$ PTR=E15 FUS=[YR=2003] E9 N10 E8 S46 W11 N7 W6 N29$ W15$ .

## 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 | 2003 | 2003 | 3 | 86 | 3,010 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 1,067.00 | SF | 5.20 | 5.20 | 100 | 2003 | 2003 | 3 | 82 | 4,550 | |
| 3 | 0910 | SCRN RM L | 0 | 100 | 25 | 44 | 1,100.00 | SF | 15.00 | 15.00 | 100 | 2004 | 2004 | 3 | 21 | 3,465 | |
| 4 | 0861 | POOL GUNIT | 0 | 100 | 15 | 30 | 450.00 | SF | 85.00 | 85.00 | 100 | 2004 | 2004 | 3 | 32 | 12,240 | |
| 5 | 0845 | KOOL DECK | 0 | 100 | 0 | 0 | 650.00 | SF | 7.25 | 7.25 | 100 | 2004 | 2004 | 3 | 83 | 3,911 | |

## LAND DESCRIPTION

TOTAL OB/XF 27,176

| 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