LOT 70
IN OR 2480/1011
NORTH HAMPTON PHASE 1 PB 6/215

PUCKETT PATRICIA R & GEORGE C
86209 HAMPTON BAYS DR
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0070-0000

BUILDING CHARACTERISTICS

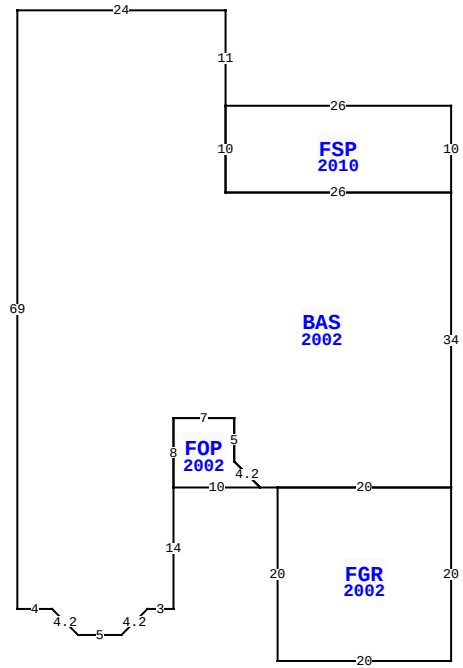
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2002	2,420	330,716
FGR	400	55	2002	220	30,065
FOP	61	30	2002	18	2,460
FSP	260	40	2010	104	14,212
TOTALS	3,141			2,762	377,453

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,762	116.3232	153.55	424,105	2002	2002	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2022 Heated Area: 2420 HX Base Yr 2022



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

86209 HAMPTON BAYS DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		377,453
TOTAL MARKET OB/XF VALUE		4,236
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		509,189
SOH/AGL Deduction		106,452
ASSESSED VALUE		402,737
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		352,015
TOTAL JUST VALUE		509,189
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		491,268

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210180	NEW CONSTR	184,990	09/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2480/1011	7/02/2021	WD	Q	I	01	426,000
GRANTOR: CRUMP MARY A						
GRANTEE: PUCKETT PATRICIA R						
1871/1531	8/06/2013	WD	Q	I	02	276,300
GRANTOR: BOX DAVID A & PEGGY						
GRANTEE: CRUMP IVEY M SR & M						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2010] W26 BAS=[YR=2002] N11 W24 S69 E4 D3 R3 E5 U3 R3 E3 N14 FOP=[YR=2002] E10 U3 L3 N5 W7 S8 $ N8 E7 S5 D3 R3 E2 FGR=[YR=2002] S20 E20 N20 W20 $ E20 N34 W26 N10 $ S10 E26 N10 $.

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	0811	CONCRETE B	0	100	0	0	742.00	SF	5.20	5.20	100	2002	2002	3	80	3,087	
2	0830	FLAGSTONE	0	100	0	0	114.00	SF	12.00	12.00	100	2005	2005	3	84	1,149	

LAND DESCRIPTION

TOTAL OB/XF 4,236

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 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS