

PARCELS 1,2,5,6, TRACT 9 OF
NORTH HAMPTON #1 PBK 6/215 &
PT GOVT LOT 5 OF SEC 12-2N-27E

NORTH HAMPTON GOLF & SOCIAL LLC
20315 NORMAN COLONY RD
CORNELIUS, NC 28031

2025

12-2N-27-1460-00P1-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		7 100
Frame	05	STEEL 100
Story Height		0 100
RMS		5 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100

Quality 04 Quality Level 04
DOR CODE 3800 GOLF COURSES

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	3,650	100	2001	3,650	103,867
GOF	800	210	2001	1,680	47,807
UST	550	50	2001	275	7,826
UST	550	50	2001	275	7,826

TOTALS 5,550 5,880 167,326

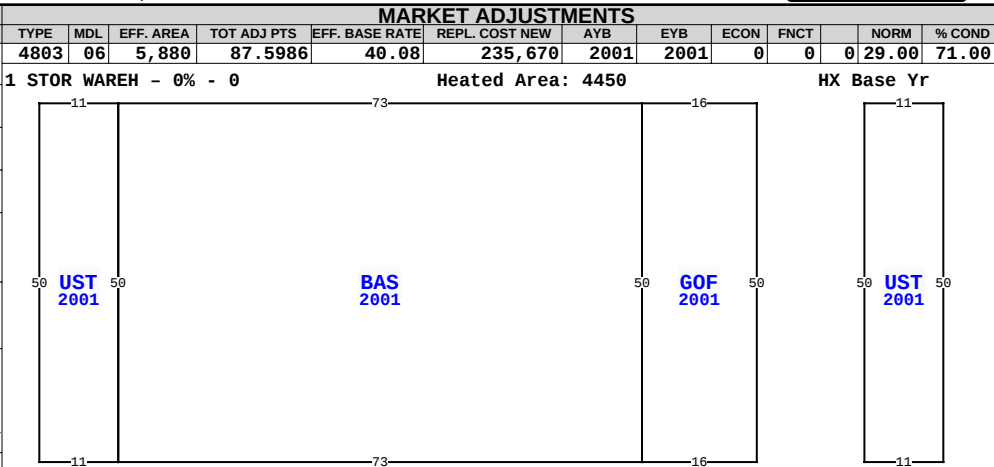
EXTRA FEATURES

L N	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	2503	GOLF CRS 3	0	0	0	0	1.00	UT	44,000.00	44,000.00	100	2002	2002	3	80	35,200	
2	2503	GOLF CRS 3	0	0	0	0	2.00	UT	44,000.00	44,000.00	100	2002	2002	3	80	70,400	
3	2503	GOLF CRS 3	0	0	0	0	2.00	UT	44,000.00	44,000.00	100	2002	2002	3	80	70,400	
4	2503	GOLF CRS 3	0	0	0	0	1.00	UT	44,000.00	44,000.00	100	2002	2002	3	80	35,200	
5	1123	CB 8"	0	0	0	0	1,050.00	SF	6.15	6.15	100	2001	2001	3	79	5,101	
6	0803	ASPHALT C	0	0	0	0	24,574.00	SF	2.00	2.00	100	2001	2001	3	50	24,574	
7	0812	CONCRETE C	0	0	0	0	3,664.00	SF	4.00	4.00	100	2001	2001	3	79	11,578	
8	0424	CL FNC 6'	0	0	0	0	673.00	LF	23.00	23.00	100	2001	2001	3	52	8,049	
9	0464	FNC GT 10'	0	0	0	0	4.00	UT	350.00	350.00	100	2001	2001	3	52	728	
10	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	2001	2001	3	20	80	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	003800	C	GOLF CRS	0		PUD	0.00	0.00	222.56	AC		1.00	1.00	1.00	2,500.00	2,500.00	556,400							
2	003800	C	GOLF CRS	0		PUD	0.00	0.00	4.81	AC		1.00	1.00	1.00	80,000.00	80,000.00	384,800							

REVIEW DATE 03/01/2021 BY KK



BLD DATE	03/01/2021	KK	LGL DATE	04/24/2025	DC
XF DATE			LAND DATE		
INC DATE			AG DATE		

22680 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

TOTAL OB/XF																	261,310
L N	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	2503	GOLF CRS 3	0	0	0	0	1.00	UT	44,000.00	44,000.00	100	2002	2002	3	80	35,200	
2	2503	GOLF CRS 3	0	0	0	0	2.00	UT	44,000.00	44,000.00	100	2002	2002	3	80	70,400	
3	2503	GOLF CRS 3	0	0	0	0	2.00	UT	44,000.00	44,000.00	100	2002	2002	3	80	70,400	
4	2503	GOLF CRS 3	0	0	0	0	1.00	UT	44,000.00	44,000.00	100	2002	2002	3	80	35,200	
5	1123	CB 8"	0	0	0	0	1,050.00	SF	6.15	6.15	100	2001	2001	3	79	5,101	
6	0803	ASPHALT C	0	0	0	0	24,574.00	SF	2.00	2.00	100	2001	2001	3	50	24,574	
7	0812	CONCRETE C	0	0	0	0	3,664.00	SF	4.00	4.00	100	2001	2001	3	79	11,578	
8	0424	CL FNC 6'	0	0	0	0	673.00	LF	23.00	23.00	100	2001	2001	3	52	8,049	
9	0464	FNC GT 10'	0	0	0	0	4.00	UT	350.00	350.00	100	2001	2001	3	52	728	
10	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	2001	2001	3	20	80	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	003800	C	GOLF CRS	0		PUD	0.00	0.00	222.56	AC		1.00	1.00	1.00	2,500.00	2,500.00	556,400							
2	003800	C	GOLF CRS	0		PUD	0.00	0.00	4.81	AC		1.00	1.00	1.00	80,000.00	80,000.00	384,800							

Total Acres: 22.04 Total Land Value: 941,200 Market: 0 Agricultural: 0 Common: 941,200

NASSAU COUNTY PROPERTY

VALUATION BY		RECONCILE
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		279,400
TOTAL MARKET OB/XF VALUE		279,400
TOTAL LAND VALUE - MARKET		941,200
TOTAL MARKET VALUE		1,500,000
SOH/AGL Deduction		15,000
ASSESSED VALUE		1,485,000
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		1,485,000
TOTAL JUST VALUE		1,500,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,350,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2062/0912	8/01/2016	SW	Q	I	01	1,650,000

SALES DATA

GRANTOR: THE GOLF CLUB AT NORT
GRANTEE: NORTH HAMPTON GOLF
1740/0304 5/09/2011 QC U I 11 100
GRANTOR: NORTH HAMPTON LLC
GRANTEE: THE GOLF CLUB AT NO

BLD DATE 03/01/2021 KK LGL DATE 04/24/2025 DC

BUILDING NOTES

BUILDING DIMENSIONS

GOF=[YR=2001] W16 BAS=[YR=2001] W73 UST=[YR=2001] W11 S50
E11 N50 \$ S50 E73 N50 \$ S50 E16 N50 \$ PTR= E15 UST=[YR=2001]
E11 S50 W11 N50 \$ W15 \$.

PRINTED 07/30/2025 BY SYS

NORTH HAMPTON GOLF & SOCIAL LLC
20315 NORMAN COLONY RD
CORNELIUS, NC 28031

12-2N-27-1460-00P1-0000

BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
ELEMENT		CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY															
Exterior Wall		12	CEDAR 100			0303	04	8,726	88.6545	96.63	843,193	2001	2001	0	0	11.50	88.50	VALUATION BY				RECONCILE											
Roof Structure		04	WOOD TRUSS 100			2 CLUB HOUSE - 0% - 0												Heated Area: 7815				HX Base Yr				Tax Group: 4				Tax Dist:			
Roof Cover		03	COMP SHNGL 100																							BUILDING MARKET VALUE				279,400			
Interior Wall		05	DRYWALL 70																							TOTAL MARKET OB/XF VALUE				279,400			
Interior Wall		06	CUST PANEL 30																							TOTAL LAND VALUE - MARKET				941,200			
Interior Floor		14	CARPET 90																							TOTAL MARKET VALUE				1,500,000			
Interior Floor		15	HARDTILE 10																							SOH/AGL Deduction				15,000			
Ceiling		01	FIN.SUSPD 100																							ASSESSED VALUE				1,485,000			
Air Condition		03	CENTRAL 100																							TOTAL EXEMPTION VALUE				0			
Heating Type		04	AIR DUCTED 100																							BASE TAXABLE VALUE				1,485,000			
Fixtures			20 100																							TOTAL JUST VALUE				1,500,000			
Frame		03	MASONRY 100																							NCON VALUE				0			
Story Height			0 100																							INCOME VALUE							
RMS			10 100																							PREVIOUS YEAR MKT VALUE				1,350,000			
Stories		2.	2. 100																														
Units		00	0 100																														
Occupancy		00	NONE 100																														
Quality		03	Quality Level 03																														
DOR CODE		3800	GOLF COURSES																														
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	3,646	100	2001	3,646	311,797																												
BRG	144	125	2001	180	15,393																												
FBM	4,224	70	2001	2,957	252,875																												
FOP	496	30	2001	149	12,742																												
FOP	1,289	30	2001	387	33,095																												
FST	78	50	2001	39	3,336																												
FST	80	50	2001	40	3,421																												
FST	120	50	2001	60	5,131																												
GOF	144	110	2001	158	13,512																												
GOF	300	110	2001	330	28,221																												
TOTALS	11,145			8,726	746,226																												
EXTRA FEATURES					22680 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH										BLD DATE 03/01/2021 KK				LGL DATE 04/24/2025 DC														
L N	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																	
11	0402	CONC BUMPE	0	0	0	11.00	UT	25.00	25.00	100	2001	2001	3	84	231																		
12	0400	CONC CURB	0	0	0	120.00	LF	15.00	15.00	100	2001	2001	3	84	1,512																		
13	2503	GOLF CRS 3	0	0	0	2.00	UT	44,000.00	44,000.00	100	2001	2001	3	80	70,400																		
14	2503	GOLF CRS 3	0	0	0	6.00	UT	44,000.00	44,000.00	100	2001	2001	3	80	211,200																		
15	0812	CONCRETE C	0	0	0	32,808.00	SF	4.00	4.00	100	2001	2001	3	79	103,673																		
16	0803	ASPHALT C	0	0	0	62,378.00	SF	2.00	2.00	100	2001	2001	3	50	62,378																		
17	0400	CONC CURB	0	0	0	2,586.00	LF	15.00	15.00	100	2001	2001	3	84	32,584																		
18	0402	CONC BUMPE	0	0	0	19.00	UT	25.00	25.00	100	2001	2001	3	84	399																		
19	1123	CB 8"	0	0	0	90.00	SF	6.15	6.15	100	2001	2001	3	79	437																		
20	1126	CB/STC 8"	0	0	0	4,052.00	SF	8.00	8.00	100	2001	2001	3	79	25,609																		
LAND DESCRIPTION										TOTAL OB/XF 508,423																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV									
																				</													

NORTH HAMPTON GOLF & SOCIAL LLC
20315 NORMAN COLONY RD
CORNELIUS, NC 28031

12-2N-27-1460-00P1-0000

[illegible]