



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	12	HARDWOOD 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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	2,819	100	2002	2,819	374,630
FGR	628	55	2002	345	45,849
FOP	91	30	2002	27	3,588
FSP	268	40	2002	107	14,220
TOTALS	3,806			3,298	438,287

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	1,123.00	SF	4.00
3	0861	POOL GUNIT	0	100	15	30	450.00	SF	85.00
4	0855	CONC PAVER	0	100	0	0	932.00	SF	7.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,298	110.0274	145.24	479,002	2002	2007	0	0	8.50	91.50
1 SNGL FAM - 100% - 2021 Heated Area: 2819 HX Base Yr 2021											

86180 HAMPTON BAYS DR, FERNANDINA BEACH									
BLD DATE 03/29/2023 NW LGL DATE									
XF DATE LAND DATE									
INC DATE AG DATE									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		438,287	
TOTAL MARKET OB/XF VALUE		23,012	
TOTAL LAND VALUE - MARKET		93,500	
TOTAL MARKET VALUE		554,799	
SOH/AGL Deduction		209,461	
ASSESSED VALUE		345,338	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		294,616	
TOTAL JUST VALUE		554,799	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		535,136	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310908	SWIM POOL	22,000	01/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2299/1822	8/19/2019	WD	Q	I	01	407,000
GRANTOR: PATEL PARBHUBHAI N						
GRANTEE: TREGO DAVID N & SHA						
1965/1380	2/25/2015	SW	U	I	12	301,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: PATEL PARBHUBHAI N						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2002] W24 BAS=[YR=2002] N6 W31 S60 D4 R4 E9 FOP=[YR=2002] S1 E13 FGR=[YR=2002] S13 E10 S1 E19 N22 W29 S8\$ N7 W13 S6\$ N6 E13 N1 E29 N36 W14 N6 U4 L4 W6 N5\$ S5 E6 D4 R4 S6 E14 N15\$.									