LOT 135
NORTH HAMPTON PHASE 1 PB 6/215

HOWARD JUSTIN ROBERT & ANGELA ROSE
86164 HAMPTON BAYS DRIVE
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0135-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

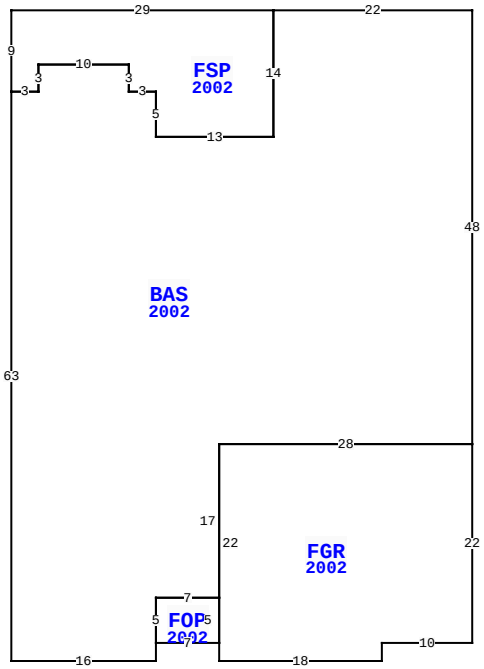
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,655	100	2002	2,655	362,747
FGR	652	55	2002	359	49,049
FOP	35	30	2002	10	1,366
FSP	296	40	2002	118	16,122
TOTALS	3,638			3,142	429,284

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,142	113.1186	149.32	469,163	2002	2007	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2021 Heated Area: 2655 HX Base Yr 2021



86164 HAMPTON BAYS DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		429,284
TOTAL MARKET OB/XF VALUE		6,233
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		563,017
SOH/AGL Deduction		268,875
ASSESSED VALUE		294,142
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		243,420
TOTAL JUST VALUE		563,017
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		542,586

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19010218	REPAIR/RRF	24,000	12/18/2019
B0210140	NEW CONSTR	193,990	08/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2371/0309	6/25/2020	WD	Q	I	02	378,000
GRANTOR: JONES TRACEE D & JOHN						
GRANTEE: HOWARD JUSTIN ROBER						
2045/0051	5/10/2016	WD	Q	I	01	345,000
GRANTOR: ABRAHAM JAY & JO ANNE						
GRANTEE: JONES TRACEE D & JO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W22 FSP=[YR=2002] W29 S9 E3 N3 E10 S3 E3 S5 E13 N14 $ S14 W13 N5 W3 N3 W10 S3 W3 S63 E16 N2 FOP=[YR=2002] E7 FGR=[YR=2002] S2 E18 N2 E10 N22 W28 S22 $ N5 W7 S5 $ N5 E7 N17 E28 N48 $.

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	2002	2002	3	85	2,975	
2	0812	CONCRETE C	0	100	0	0	1,018.00	SF	4.00	4.00	100	2002	2002	3	80	3,258	

LAND DESCRIPTION

TOTAL OB/XF 6,233

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							

REVIEW DATE 04/06/2021 BY NWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS