LOT 154
IN OR 2226/1610
NORTH HAMPTON PHASE 1 PB 6/215

MILLER DARYL K & DENISE L FAMILY TRUST/MILLER DARY
86489 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0154-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

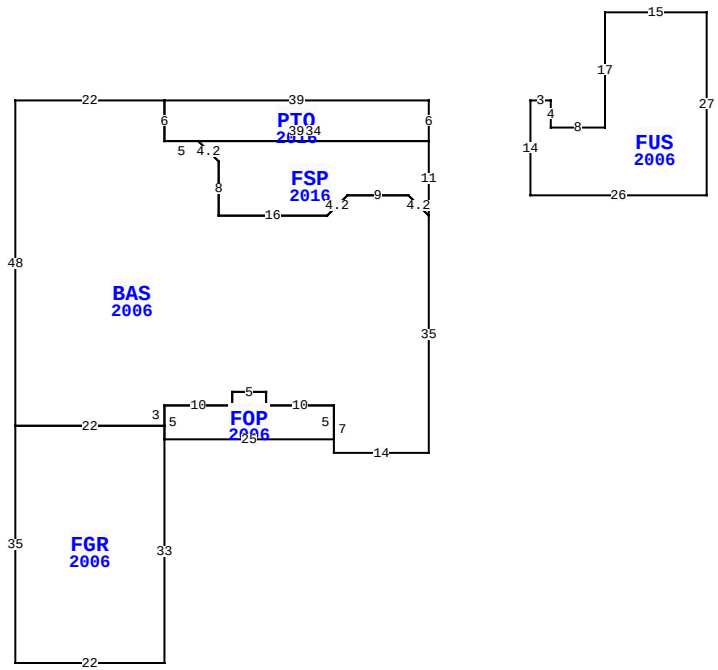
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,356	100	2006	2,356	316,856
FGR	770	55	2006	424	57,023
FOP	135	30	2006	40	5,380
FSP	310	40	2016	124	16,677
FUS	527	100	2006	527	70,875
PTO	234	5	2016	12	1,613
TOTALS	4,332			3,483	468,425

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,483	111.9594	147.79	514,753	2006	2006	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2007 Heated Area: 2883 HX Base Yr 2007



86489 NORTH HAMPTON CLUB WAY, 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		468,425
TOTAL MARKET OB/XF VALUE		85,418
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		638,843
SOH/AGL Deduction		234,628
ASSESSED VALUE		404,215
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		353,493
TOTAL JUST VALUE		638,843
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		619,701

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631633	POOLENCL	42,899	01/01/2016
B1531415	SWIM POOL	0	11/12/2015
B14909	NEW CONSTR	210,846	02/08/2006
M10032	MECH OTHER	0	07/01/2005
E0515181	ELEC OTHER	2,000	06/01/2005
P0509430	OTHER	0	05/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2226/1610	9/25/2018	WD	U	I	11	100
GRANTOR: MILLER DARYL K & DENI						
GRANTEE: MILLER DARYL K & DE						
1399/0709	3/28/2006	WD	Q	I		455,500
GRANTOR: WATSON HOME BUILDERS						
GRANTEE: MILLER DARYL K & DE						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2016] W39BAS 2006=W22 S48 FGR=[YR=2006] S35 E22 N33 FOP=[YR=2006] E25 N5 W10 N2 W5 S2 W10 S5$ N2 W22$ E22 N3 E10 N2 E5 S2 E10 S7 E14 N35 FSP=[YR=2016] N11 W34 D3 R3 S8 E16 U3 R3 E9 D3 R3 $ U3 L3 W9 D3 L3 W16 N8 U3 L3 W5 N6$ S6 E39 N6$ PTR=E15 FUS=[YR=2006] E3 S4 E8 N17 E15 S27 W26 N14$ 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	0811	CONCRETE B	0	100	0	0	1,354.00	SF	5.20	5.20	100	2006	2006	3	86	6,055	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	89	1,780	
3	1076	TRELLIS A	0	100	18	11	198.00	SF	7.50	7.50	100	2016	2016	3	78	1,158	
4	0861	POOL GUNIT	0	100	0	0	699.00	SF	85.00	85.00	100	2016	2016	3	78	46,344	
5	0911	SCRN RM A	0	100	0	0	1,815.00	SF	17.50	17.50	100	2016	2016	3	70	22,234	
6	0855	CONC PAVER	0	100	0	0	826.00	SF	10.00	10.00	100	2016	2016	3	95	7,847	

LAND DESCRIPTION

TOTAL OB/XF 85,418

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	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS