

OBRIEN DONALD R & SHELLY J G
86541 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2025



BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

16

WD FR STUC 100

Roof Structur

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

12

HARDWOOD 50

Interior Floo

14

CARPET 50

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

4 100

Bathrooms

3 100

Frame

02

WOOD FRAME 100

Stories Units

1.

1. 100
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

2,485

100

2002

2,485

328,121

FGR

500

55

2002

275

36,311

FOP

53

30

2002

16

2,113

FOP

208

30

2002

62

8,186

TOTALS

3,246

2,838

374,731

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

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

0810

CONCRETE A

0 100

0

0

607.00

SF

6.50

6.50

100

2002

2002

3

80

3,156

3

0462

ST/AL FNC

0 100

0

0

480.00

SF

10.00

10.00

100

2004

2004

3

32

1,536

LAND DESCRIPTION

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

1

000100

C

RES

100

0003

PUD

0.00

0.00

1.00

LT

1.00

1.00

1.00

85,000.00

85,000.00

85,000

REVIEW DATE

04/07/2021

BY

NWA

Total Acres:

0.00

Total Land Value:

85,000

Market:

0

Agricultural:

0

Common:

85,000

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900

01

2,838

112.3920

148.36

421,046

2002

2002

0

0

0

11.00

89.00

1 SNGL FAM - 100% - 2024

Heated Area: 2485

HX Base Yr 2024

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

374,731

TOTAL MARKET OB/XF VALUE

7,667

TOTAL LAND VALUE - MARKET

85,000

TOTAL MARKET VALUE

467,398

SOH/AGL Deduction

206,620

ASSESSED VALUE

260,778

TOTAL EXEMPTION VALUE

HX HB

50,722

BASE TAXABLE VALUE

210,056

TOTAL JUST VALUE

467,398

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

449,819

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U / I /

V I /

RSN CD

SALE PRICE

2624/0971

2/24/2023

WD Q

I

02

489,000

GRANTOR: MARKS ROSALIE G L/E

GRANTEE: O'BRIEN DONALD RAYMO

2537/0517

1/31/2022

LE U

I

14

100

GRANTOR: MARKS ROSALIE G

GRANTEE: MARKS ROSALIE G L/E

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W2 U2 L2 W7 D2 L2 W2 FOP=[YR=2002] W21 S5 E4 D3 R3 S4 E14 N12\$ S12 W14 N4 U3 L3 W4 N5 W24 S32 FGR=[YR=2002] S25 E20 N25 W20\$ E20 S19 E9 FOP=[YR=2002] S2 E9 N7 W7 S5 W2\$ E2 N5 E7 S7 E2 S1 E7 N1 E2 N2 E11 N51\$.