LOT 180
NORTH HAMPTON PHASE 1 PB 6/215

SIMMONS DAVID & DIANE
86661 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0180-0000

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	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

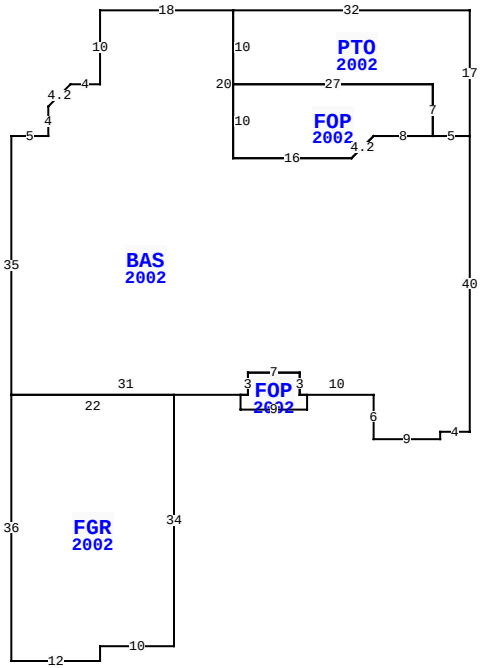
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,521	100	2002	2,521	343,599
FGR	772	55	2002	425	57,926
FOP	39	30	2002	12	1,636
FOP	242	30	2002	73	9,949
PTO	355	5	2002	18	2,454
TOTALS	3,929			3,049	415,562

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,049	116.0166	153.14	466,924	2002	2002	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2023 Heated Area: 2521 HX Base Yr 2023



86661 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		415,562
TOTAL MARKET OB/XF VALUE		10,172
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		510,734
SOH/AGL Deduction		8,815
ASSESSED VALUE		501,919
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		451,197
TOTAL JUST VALUE		510,734
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		491,126

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209179	NEW CONSTR	240,000	01/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2478/0220	6/28/2021	WD	Q	I	01	475,000
GRANTOR: SMITH DAVID M & BLANC						
GRANTEE: SIMMONS DAVID & DIA						
1671/1163	4/09/2010	WD	Q	I	01	301,500
GRANTOR: YODER GREGG A & RHOND						
GRANTEE: SMITH DAVID M & BLA						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2002] W32 BAS=[YR=2002] W18 S10 W4 D3 L3 S4 W5 S35 FGR=[YR=2002] S36 E12 N2 E10 N34 W22 $ E31 FOP=[YR=2002] S2 E9 N2 W1 N3 W7 S3 W1 $ E1 N3 E7 S3 E10 S6 E9 N1 E4 N40 W5 FOP=[YR=2002] N7 W27 S10 E16 U3 R3 E8 $ W8 D3 L3 W16 N20 $ S10 E27 S7 E5 N17 $.

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	0811	CONCRETE B	0	100	0	0	1,730.00	SF	5.20	5.20	100	2002	2002	3	80	7,197	

LAND DESCRIPTION

TOTAL OB/XF 10,172

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	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 04/19/2021 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS