LOT 228
NORTH HAMPTON PHASE 1 PB 6/215

DECK SAXON/PATEFIELD IAIN
86030 ALBERMARLE COURT
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0228-0000

BUILDING CHARACTERISTICS

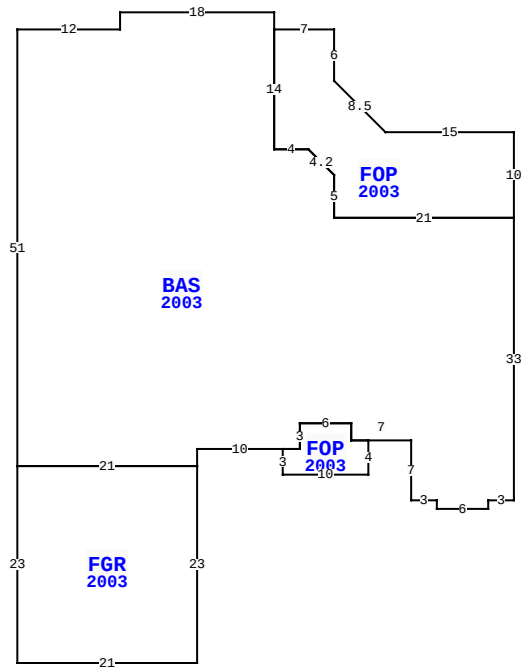
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,409	100	2003	2,409	333,347
FGR	483	55	2003	266	36,808
FOP	50	30	2003	15	2,076
FOP	331	30	2003	99	13,699
TOTALS	3,273			2,789	385,930

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,789	117.1296	154.61	431,207	2003	2003	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2004 Heated Area: 2409 HX Base Yr 2004



86030 ALBERMARLE CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		385,930
TOTAL MARKET OB/XF VALUE		21,050
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		534,480
SOH/AGL Deduction		219,178
ASSESSED VALUE		315,302
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		264,580
TOTAL JUST VALUE		534,480
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		517,195

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310872	NEW CONSTR	210,015	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2779/1603	4/08/2025	WD	Q	I	01	635,000
GRANTOR: MASON LIVING TRUST						
GRANTEE: DECK SAXON						
1725/1640	1/17/2011	WD	U	I	30	100
GRANTOR: MASON DONALD R & JACQ						
GRANTEE: MASON DONALD R & JA						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2003] W15 U6 L6 N6 W7 BAS=[YR=2003] N2 W18 S2 W12 S51 FGR=[YR=2003] S23 E21 N23 W21 $ E21 N2 E10 FOP=[YR=2003] S3 E10 N4 W2 N2 W6 S3 W2 $ E2 N3 E6 S2 E7 S7 E3 S1 E6 N1 E3 N33 W21 N5 U3 L3 W4 N14 $ S14 E4 D3 R3 S5 E21 N10 $.

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	2003	2003	3	86	3,010	
2	0812	CONCRETE C	0	100	0	0	1,204.00	SF	4.00	4.00	100	2003	2003	3	82	3,949	
3	0861	POOL GUNIT	0	100	0	0	340.00	SF	85.00	85.00	100	2003	2003	3	29	8,381	
4	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2003	2003	3	20	200	
5	0911	SCRN RM A	0	100	0	0	755.00	SF	17.50	17.50	100	2003	2003	3	20	2,643	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	20	400	
7	0845	KOOL DECK	0	100	0	0	415.00	SF	7.25	7.25	100	2003	2003	3	82	2,467	

LAND DESCRIPTION

TOTAL OB/XF 21,050

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

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS