LOT 229
NORTH HAMPTON PHASE 1 PB 6/215

LIPMAN JACQUELINE M
86031 ALBERMARLE CT
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0229-0000

BUILDING CHARACTERISTICS

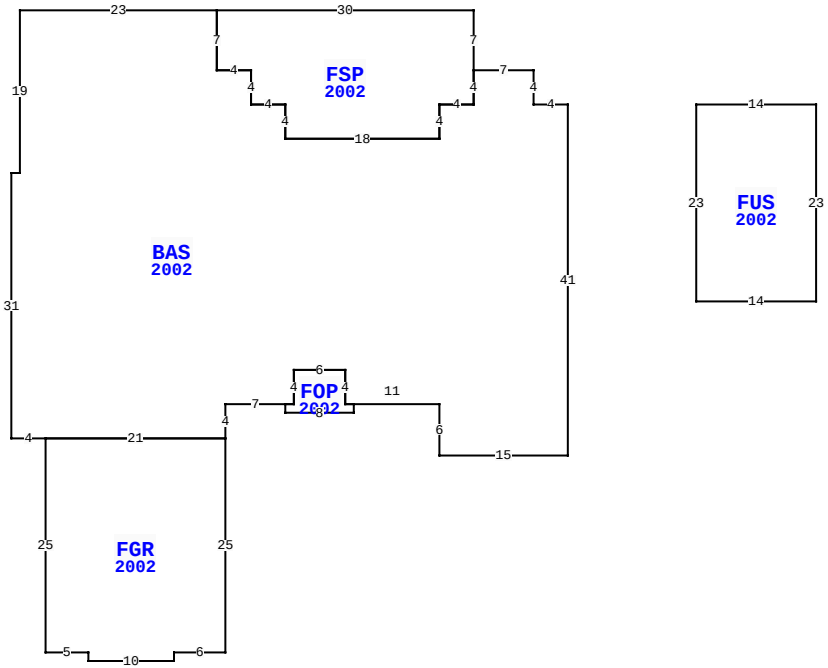
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,658	100	2002	2,658	340,247
FGR	535	55	2002	294	37,635
FOP	32	30	2002	10	1,280
FSP	386	40	2002	154	19,714
FUS	322	100	2002	322	41,219
TOTALS	3,933			3,438	440,094

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,438	108.9648	143.83	494,488	2002	2002	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2021 Heated Area: 2980 HX Base Yr 2021



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

86031 ALBERMARLE CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		440,094
TOTAL MARKET OB/XF VALUE		7,459
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		575,053
SOH/AGL Deduction		208,812
ASSESSED VALUE		366,241
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		315,519
TOTAL JUST VALUE		575,053
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		554,227

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210043	NEW CONSTR	220,242	08/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2387/1440	8/25/2020	WD	Q	I	01	384,000
GRANTOR: SCOTT STEPHEN L II &						
GRANTEE: LIPMAN JACQUELINE M						
2161/1179	12/01/2017	WD	Q	I	01	360,000
GRANTOR: GREENE JODY A & JESSI						
GRANTEE: SCOTT STEPHEN L II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W4 N4 W7 FSP=[YR=2002] N7 W30 S7 E4 S4 E4 S4 E18 N4 E4 N4 $ S4 W4 S4 W18 N4 W4 N4 W4 N7 W23 S19 W1 S31 E4
FGR=[YR=2002] S25 E5 S1 E10 N1 E6 N25 W21 $ E21 N4 E7
FOP=[YR=2002] S1 E8 N1 W1 N4 W6 S4 W1 $ E1 N4 E6 S4 E11 S6 E15 N41 $ PTR= E15 FUS=[YR=2002] E14 S23 W14 N23 $ 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	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	1,078.00	SF	5.20	5.20	100	2002	2002	3	80	4,484	

LAND DESCRIPTION

TOTAL OB/XF 7,459

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