LOT 230
NORTH HAMPTON PHASE 1 PB 6/215

WRYE RICHARD ALLEN & ERIN KIMBERLY
86027 ALBERMARLE CT
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0230-0000

BUILDING CHARACTERISTICS

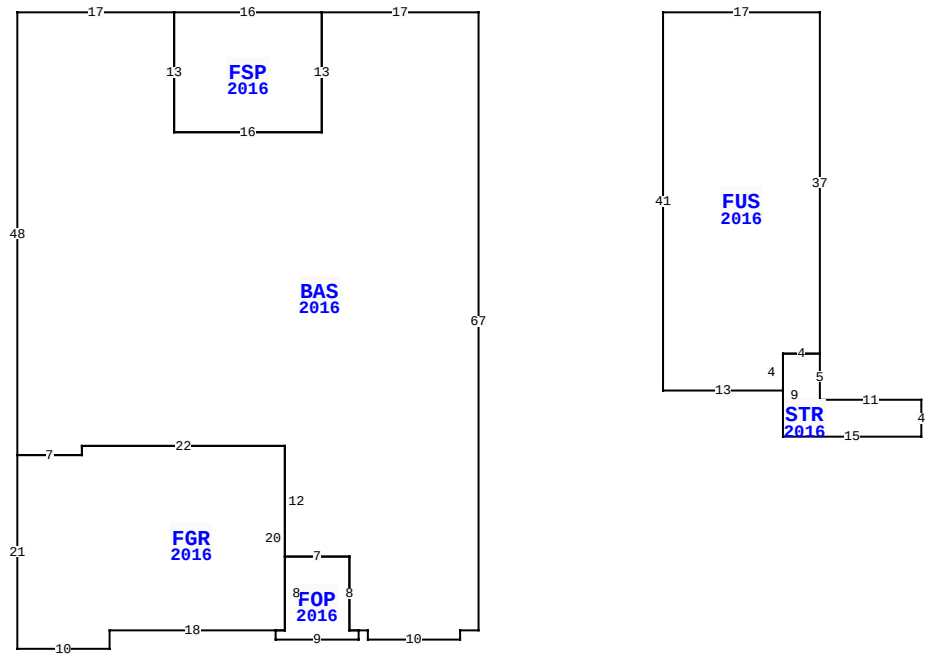
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	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	2,523	100	2016	2,523	351,372
FGR	593	55	2016	326	45,401
FOP	65	30	2016	20	2,785
FSP	208	40	2016	83	11,559
FUS	681	100	2016	681	94,841
STR	80	10	2016	8	1,115
TOTALS	4,150			3,641	507,072

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,641	109.9035	145.07	528,200	2016	2016	0	0	0	4.00	96.00

1 SNGL FAM – 100% - 2025 Heated Area: 3204 HX Base Yr 2025



86027 ALBERMARLE CT, 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		507,072
TOTAL MARKET OB/XF VALUE		5,941
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		598,013
SOH/AGL Deduction		106,640
ASSESSED VALUE		491,373
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		440,651
TOTAL JUST VALUE		598,013
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		573,696

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530768	CO ISSUED	0	02/22/2016
B1530768	NEW CONSTR	392,650	07/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2727/1214	7/24/2024	WD	Q	I	01	689,000
GRANTOR: SCHOLES ALEXANDER J &						
GRANTEE: WRYE RICHARD ALLEN						
2507/0135	10/21/2021	WD	Q	I	01	528,000
GRANTOR: PETERS TODD & KELLY A						
GRANTEE: SCHOLES ALEXANDER J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W17 FSP=[YR=2016] W16 S13 E16 N13$ S13 W16 N13 W17 S48 FGR=[YR=2016] S21 E10 N2 E18 FOP=[YR=2016] S1 E9 N1 W1 N8 W7 S8 W1$ E1 N20 W22 S1 W7$ E7 N1 E22 S12 E7 S8 E2 S1 E10 N1 E2 N67$ PTR= E20 FUS=[YR=2016] E17 S37 STR=[YR=2016] S5 E11 S4 W15 N9 E4$ W4 S4 W13 N41$ W20$.

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	0810	CONCRETE A	0	100	7	8	56.00	SF	6.50	6.50	100	2016	2016	3	95	346	
2	0810	CONCRETE A	0	100	0	0	906.00	SF	6.50	6.50	100	2016	2016	3	95	5,595	

LAND DESCRIPTION

TOTAL OB/XF 5,941

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