LOT 231
IN OR 2050/552
NORTH HAMPTON PHASE 1 PB 6/215

SMITH JEFFREY M & ERIKA A
86013 ALBERMARLE CT
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0231-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

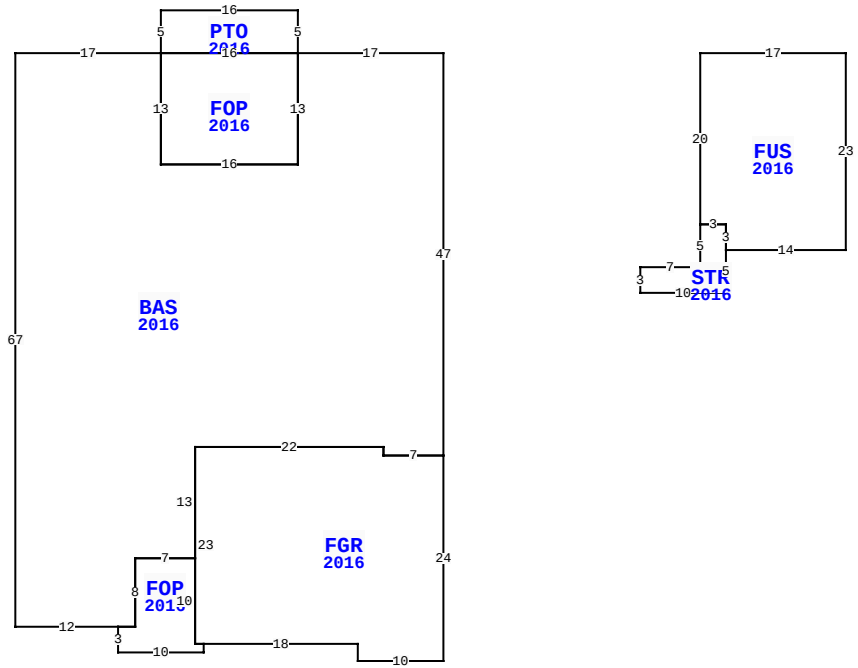
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	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	2,484	100	2016	2,484	362,195
FGR	680	55	2016	374	54,533
FOP	84	30	2016	25	3,646
FOP	208	30	2016	62	9,040
FUS	382	100	2016	382	55,700
PTO	80	5	2016	4	583
STR	45	10	2016	4	583
TOTALS	3,963			3,335	486,281

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,335	114.4710	151.10	503,918	2016	2016	0	0	0	3.50	96.50

1 SNGL FAM – 100% - 2017 Heated Area: 2866 HX Base Yr 2017



86013 ALBERMARLE CT, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		486,281
TOTAL MARKET OB/XF VALUE		12,669
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		583,950
SOH/AGL Deduction		293,780
ASSESSED VALUE		290,170
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		239,448
TOTAL JUST VALUE		583,950
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		560,859

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012501	SOLAR PANEL	37,742	12/14/2020
B1531325	CO ISSUED	0	05/27/2016
B1531325	NEW CONSTR	359,362	10/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2050/0552	5/27/2016	WD	Q	I	01	289,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SMITH JEFFREY M & E						
1997/1377	8/12/2015	WD	U	V	30	55,000
GRANTOR: DFH LAND LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W17 PTO=[YR=2016] N5 W16 S5 E16
$FOP=[YR=2016] W16 S13 E16 N13 $ S13 W16 N13 W17 S67 E12
FOP=[YR=2016] S3 E10 N1 FGR=[YR=2016] E18 S2 E10 N24 W7 N1
W22 S23 E1 $ W1 N10 W7 S8 W2 $ E2 N8 E7 N13 E22 S1 E7 N47$
PTR= E30 FUS=[YR=2016] E17 S23 W14 STR=[YR=2016] S5 W10 N3
E7 N5 E3 S3 $ N3 W3 N20 $ W30 $.

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	0811	CONCRETE B	0	100	0	0	1,352.00	SF	5.20	5.20	100	2016	2016	3	95	6,679	
2	0462	ST/AL FNC	0	100	0	0	768.00	SF	10.00	10.00	100	2016	2016	3	78	5,990	

LAND DESCRIPTION

TOTAL OB/XF 12,669

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