LOT 273
IN OR 1103/1304
NORTH HAMPTON PHASE 1 PB 6/215

BROWN DARLENE T
85000 WAINSCOTT COURT
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0273-0000

NASSAU COUNTY PROPERTY

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 60
Interior Floo	14	CARPET 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

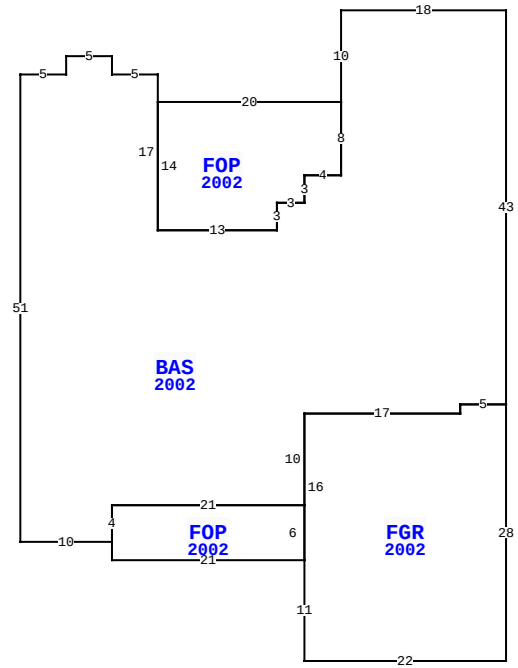
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,135	100	2002	2,135	302,884
FGR	599	55	2002	329	46,674
FOP	126	30	2002	38	5,391
FOP	247	30	2002	74	10,498
TOTALS	3,107			2,576	365,446

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,576	120.7584	159.40	410,614	2002	2002	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2003 Heated Area: 2135 HX Base Yr 2003



85000 WAINSCOTT 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		365,446
TOTAL MARKET OB/XF VALUE		37,822
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		530,768
SOH/AGL Deduction		210,082
ASSESSED VALUE		320,686
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		269,964
TOTAL JUST VALUE		530,768
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		516,051

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15021	ADDITION	8,448	04/01/2005
B14592	SWIM POOL	50,000	02/01/2005
B0209926	NEW CONSTR	220,242	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1103/1304	12/27/2002	WD	Q	I		285,200
GRANTOR: INTERVEST CONSTRUCTIO						
GRANTEE: BROWN DONALD & DARL						
1066/1814	7/05/2002	WD	U	V	19	750,000
GRANTOR: NORTH HAMPTON LLC						
GRANTEE: INTERVEST CONSTRUCT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W18 S10 FOP=[YR=2002] W20 S14 E13 N3 E3 N3 E4 N8$ S8 W4 S3 W3 S3 W13 N17 W5 N2 W5 S2 W5 S51 E10 FOP=[YR=2002] S2 E21 FGR=[YR=2002] S11 E22 N28 W5 S1 W17 S16$ N6 W21 S4$ N4 E21 N10 E17 N1 E5 N43$.

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	0812	CONCRETE C	0	100	0	0	1,644.00	SF	4.00	4.00	100	2002	2002	3	80	5,261	
3	0861	POOL GUNIT	0	100	0	0	540.00	SF	85.00	85.00	100	2005	2005	3	36	16,524	
4	0877	JACUZZI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	22	440	
5	0911	SCRN RM A	0	100	0	0	1,424.00	SF	17.50	17.50	100	2005	2005	3	22	5,482	
6	0855	CONC PAVER	0	100	0	0	850.00	SF	10.00	10.00	100	2005	2005	3	84	7,140	

LAND DESCRIPTION

TOTAL OB/XF 37,822

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	000134	C	RES POND	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 01/17/2019 BY SBA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS