

LOT 274
IN OR 2238/436
NORTH HAMPTON PHASE 1 PB 6/215

PALSHA RICHARD & KATHY O L/E/
85001 WAINSCOTT CT
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0274-0000



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	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

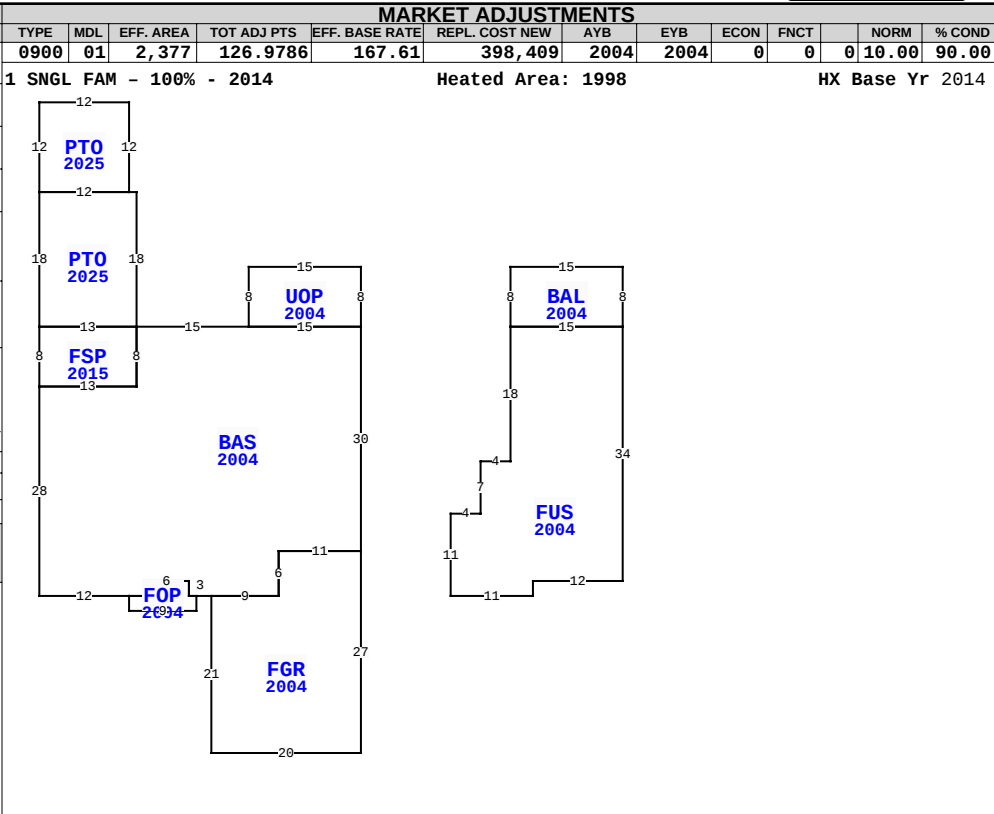
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC 4043.00			

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	120	15	2004	18	2,715
BAS	1,366	100	2004	1,366	206,060
FGR	486	55	2004	267	40,277
FOP	30	30	2004	9	1,357
FSP	104	40	2015	42	6,336
FUS	632	100	2004	632	95,337
PTO	144	5	2025	7	1,056
PTO	234	5	2025	12	1,810
UOP	120	20	2004	24	3,621

TOTALS	3,236			2,377	358,568
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	814.00	SF	5.20
3	0855	CONC PAVER	0	100	0	0	175.00	SF	10.00
4	0911	SCRN RM A	0	100	18	13	234.00	SF	17.50



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
85001 WAINSCOTT CT, FERNANDINA BEACH			

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4	
BUILDING MARKET VALUE		Tax Dist:	
TOTAL MARKET OB/XF VALUE		358,568	
TOTAL LAND VALUE - MARKET		12,263	
TOTAL MARKET VALUE		127,500	
SOH/AGL Deduction		498,331	
ASSESSED VALUE		230,471	
TOTAL EXEMPTION VALUE		267,860	
BASE TAXABLE VALUE		50,722	
TOTAL JUST VALUE		217,138	
INCOME VALUE		498,331	
PREVIOUS YEAR MKT VALUE		6,960	
		474,471	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240010059	18X13 SCREEN ENCL	14,200	08/29/2024

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2238/0436	11/12/2018	LE	U	I	11
GRANTOR: PALSHA RICHARD & KATH					
GRANTEE: PALSHA RICHARD & KA					
1792/0694	5/02/2012	WD	Q	I	02
GRANTOR: RODGERS WILLIAM H & J					
GRANTEE: PALSHA RICHARD & KA					

BUILDING NOTES									
BAS=[YR=2004;ORIG=-15,8] W15 S8 W13 S28 E12 E2 N2 E6 S2 E3 E9 N6 E11 N30 W15 \$									
FUS=[YR=2004;ORIG=12,33] E4 N7 E4 N18 E15 S34 W12 S2 W11 N11 \$									
FGR=[YR=2004;ORIG=-20,44] S21 E20 N27 W11 S6 W9 \$									
PTO=[YR=2025;ORIG=-43,8] E13 N18 W1 W12 S18 \$									
PTO=[YR=2025;ORIG=-43,-22] E12 S12 W12 N12 \$									
UOP=[YR=2004;ORIG=0,0] W15 S8 E15 N8 \$									
BAL=[YR=2004;ORIG=20,8] N8 E15 S8 W15 \$									
FSP=[YR=2015;ORIG=-30,8] W13 S8 E13 N8 \$									
FOP=[YR=2004;ORIG=-31,44] S2 E9 N2 W1 N2 W6 S2 W2 \$									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00

TOTAL OB/XF									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500		