LOT 306
NORTH HAMPTON PHASE 1 PB 6/215

DENTON CHARLES DAVID II
861214 N HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0306-0000

BUILDING CHARACTERISTICS

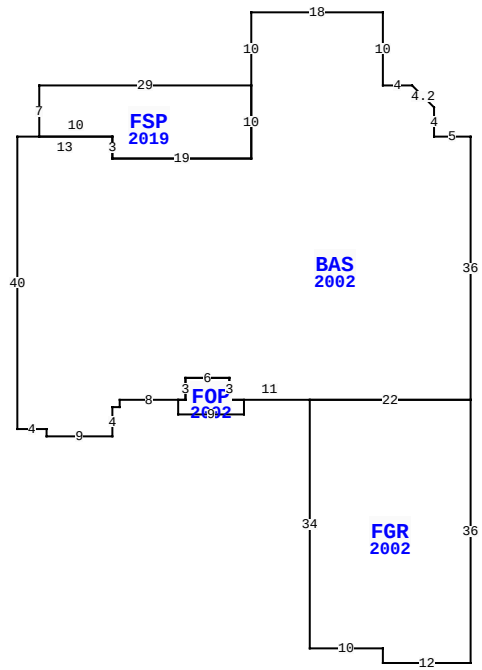
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,570	100	2002	2,570	335,113
FGR	772	55	2002	425	55,418
FOP	36	30	2002	11	1,435
FSP	260	40	2019	104	13,561
TOTALS	3,638			3,110	405,525

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,110	110.9934	146.51	455,646	2002	2002	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2020 Heated Area: 2570 HX Base Yr 2020



861214 NORTH HAMPTON CLUB WAY, 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		405,525
TOTAL MARKET OB/XF VALUE		8,249
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		541,274
SOH/AGL Deduction		202,128
ASSESSED VALUE		339,146
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		288,424
TOTAL JUST VALUE		541,274
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		522,090

PERMIT NUM	DESCRIPTION	AMT	ISSUED
N1909976	SCRNUNDER	500	09/23/2019
B0209684	NEW CONSTR	268,344	06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2297/0146	8/08/2019	WD	Q	I	01	327,000
GRANTOR: CORBETT MICHELE M & D						
GRANTEE: DENTON CHARLES DAVI						
1101/1341	12/18/2002	WD	Q	I		273,300
GRANTOR: BEAZER HOMES CORP						
GRANTEE: CORBETT MICHELE & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W5 N4 L3 U3 W4 N10 W18 S10 FSP=[YR=2019] W29 S7 E10 S3 E19 N10 $ S10 W19 N3 W13 S40 E4 S1 E9 N4 E1 N1 E8 FOP=[YR=2002] S2 E9 N2 W2 N3 W6 S3 W1$ E1 N3 E6 S3 E11 FGR=[YR=2002] S34 E10 S2 E12 N36 W22 $ E22 N36 $.

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	0812	CONCRETE C	0	100	0	0	1,648.00	SF	4.00	4.00	100	2002	2002	3	80	5,274	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	

LAND DESCRIPTION

TOTAL OB/XF 8,249

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 12/10/2019 BY NWTW Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS