LOT 309
NORTH HAMPTON PHASE 1 PB 6/215

RHOADS DERECK H & ALISA R
861260 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0309-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

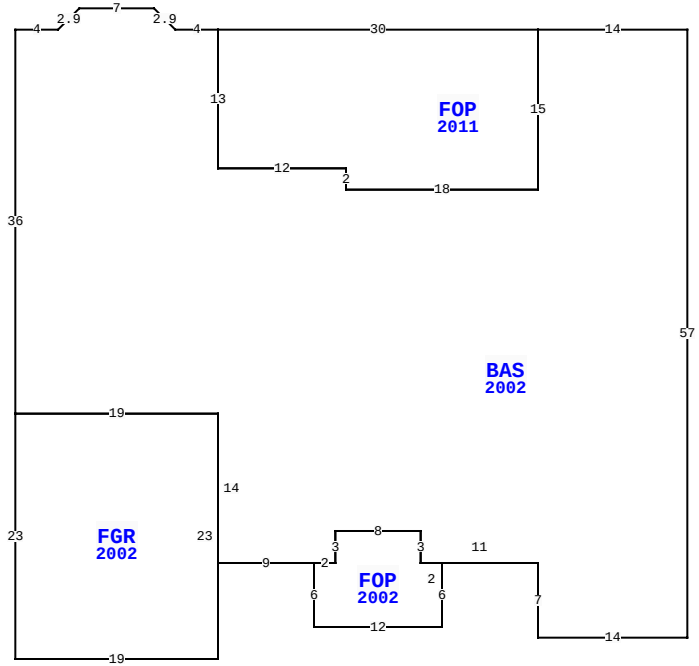
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,550	100	2002	2,550	342,400
FGR	437	55	2002	240	32,226
FOP	96	30	2002	29	3,894
FOP	426	30	2011	128	17,187
TOTALS	3,509			2,947	395,706

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,947	114.2946	150.87	444,614	2002	2002	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2021 Heated Area: 2550 HX Base Yr 2021



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

861260 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		395,706
TOTAL MARKET OB/XF VALUE		94,836
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		618,042
SOH/AGL Deduction		165,446
ASSESSED VALUE		452,596
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		401,874
TOTAL JUST VALUE		618,042
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		602,157

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005953	ADDITION	10,320	08/20/2021
21004150	SWIM POOL	72,536	04/06/2021
B0209714	NEW CONSTR	252,700	06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2375/0086	7/08/2020	WD	Q	I	01	395,500
GRANTOR: BURKE NICHOLAS & MARY						
GRANTEE: RHOADS DERECK H & A						
1883/0541	9/27/2013	WD	Q	I	02	286,000
GRANTOR: SHIRLEY JAMES R & JOA						
GRANTEE: BURKE NICHOLAS & MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W14 FOP=[YR=2011] W30 S13 E12 S2 E18 N15 $ S15 W18 N2 W12 N13 W4 U2 L2 W7 D2 L2 W4 S36 FGR=[YR=2002] S23 E19 N23 W19 $ E19S14 E9 FOP=[YR=2002] S6 E12 N6 W2 N3 W8 S3 W2 $ E2 N3 E8 S3 E11 S7 E14 N57 $.

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	0811	CONCRETE B	0	100	0	0	750.00	SF	5.20	5.20	100	2002	2002	3	80	3,120	
3	0855	CONC PAVER	0	100	0	0	416.00	SF	10.00	10.00	100	2016	2016	3	95	3,952	
4	0861	POOL GUNIT	0	100	0	0	502.00	SF	85.00	85.00	100	2022	2022	3	95	40,537	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	93	1,860	
6	0911	SCRN RM A	0	100	0	0	1,566.00	SF	21.88	21.88	100	2022	2022	3	93	31,858	
7	0855	CONC PAVER	0	100	0	0	1,064.00	SF	10.00	10.00	100	2022	2022	3	99	10,534	

LAND DESCRIPTION

TOTAL OB/XF 94,836

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 03/19/2022 BY DJ Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS