LOT 313
NORTH HAMPTON PHASE 2 PB 6/328

HOLTON LARRY N & VIRGINIA C
861338 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0313-0000

BUILDING CHARACTERISTICS

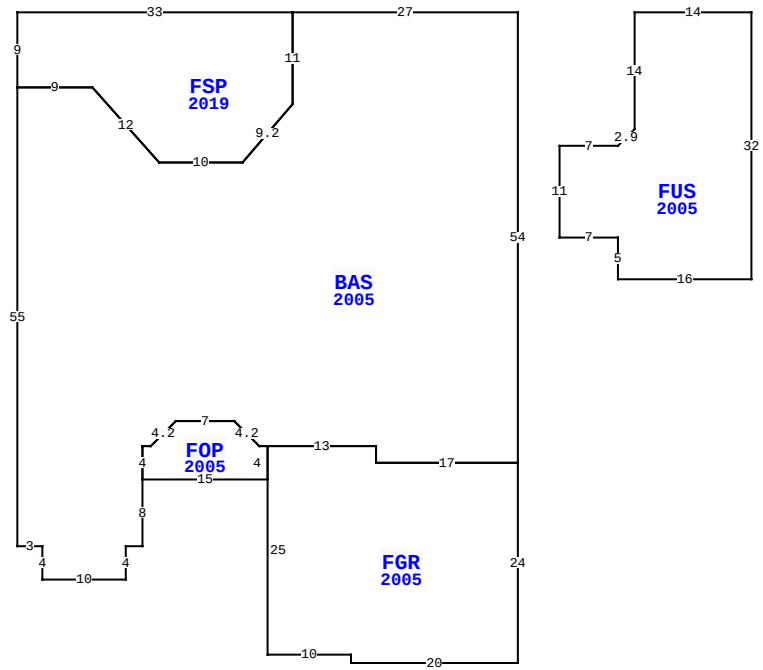
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
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
BAS	2,888	100	2005	2,888	372,026
FGR	736	55	2005	405	52,171
FOP	90	30	2005	27	3,478
FSP	456	40	2019	182	23,445
FUS	559	100	2005	559	72,009
TOTALS	4,729			4,061	523,129

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,061	107.8308	142.34	578,043	2005	2005	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2021 Heated Area: 3447 HX Base Yr 2021



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

861338 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		523,129
TOTAL MARKET OB/XF VALUE		15,302
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		665,931
SOH/AGL Deduction		257,004
ASSESSED VALUE		408,927
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		358,205
TOTAL JUST VALUE		665,931
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		641,331

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B13733	NEW CONSTR	0	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2368/1067	6/15/2020	WD	Q	I	01	440,000
GRANTOR: WALKER DAVID EDWARD &						
GRANTEE: HOLTON LARRY N & VI						
2275/1296	5/17/2019	WD	Q	I	01	420,000
GRANTOR: MCPEAK LESLEY A & JUS						
GRANTEE: WALKER DAVID EDWARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W27 FSP=[YR=2019] W33 S9 E9 D9 R8 E10 U7 R6 N11$ S11 D7 L6 W10 L8 U9 W9 S55 E3 S4 E10 N4 E2 N8 FOP=[YR=2005] E15 N4 W1 L3 U3 W7 D3 L3 W1 S4$ N4 E1 R3 U3 E7 D3 R3 E1 FGR=[YR=2005] S25 E10 S1 E20 N24 W17 N2 W13$ E13 S2 E17 N54$ PTR= E14 FUS=[YR=2005] S14 D2 L2 W7 S11 E7 S5 E16 N32 W14$ W14$.

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	2005	2005	3	88	3,080	
2	0812	CONCRETE C	0	100	0	0	1,313.00	SF	4.00	4.00	100	2005	2005	3	84	4,412	
3	0462	ST/AL FNC	0	100	216	4	864.00	SF	10.00	10.00	100	2018	2018	3	84	7,258	
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	92	552	

LAND DESCRIPTION

TOTAL OB/XF 15,302

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 09/24/2019 BY TW Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS