LOT 314
NORTH HAMPTON PHASE 2 PB 6/328

DISALLE GINO A & SUSAN M
3240 N PROVOST RD
BENNETT, CO 80102

2025

12-2N-27-1460-0314-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

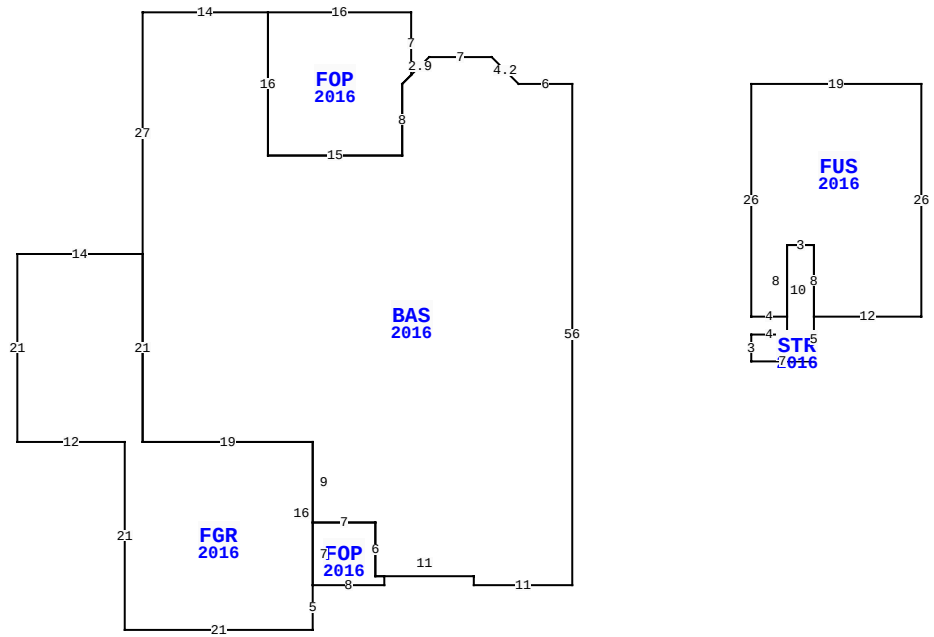
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,346	100	2016	2,346	336,563
FGR	735	55	2016	404	57,959
FOP	50	30	2016	15	2,152
FOP	248	30	2016	74	10,617
FUS	470	100	2016	470	67,428
STR	51	10	2016	5	717
TOTALS	3,900			3,314	475,434

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,314	113.2152	149.44	495,244	2016	2016	0	0	0	4.00	96.00

1 SNGL FAM – 0% - 0 Heated Area: 2816 HX Base Yr



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

861354 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	475,434
TOTAL MARKET OB/XF VALUE	6,027
TOTAL LAND VALUE - MARKET	127,500
TOTAL MARKET VALUE	608,961
SOH/AGL Deduction	123,045
ASSESSED VALUE	485,916
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	485,916
TOTAL JUST VALUE	608,961
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	586,172

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530766	CO ISSUED	0	02/29/2016
B1530766	NEW CONSTR	356,606	07/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2303/1174	9/10/2019	WD	Q	I	01	440,000
GRANTOR: DLUGOS REVOCABLE TRUS						
GRANTEE: DISALLE GINO A & SU						
2032/1341	2/26/2016	WD	Q	I	01	328,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: DLUGOS REVOCABLE TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W6 U3 L3 W7 D2 L2 FOP=[YR=2016] N7 W16 S16 E15 N8 U1 R1 $ L1 D1 S8 W15 N16 W14 S27 FGR=[YR=2016] W14 S21 E12 S21 E21 N5 FOP=[YR=2016] E8 N1 W1 N6 W7 S7$ N16 W19 N21$ S21 E19 S9 E7 S6 E11 S1 E11 N56$ PTR= E20 FUS=[YR=2016] E19 S26 W12 STR=[YR=2016] S5 W7 N3 E4 N10 E3 S8$ N8 W3 S8 W4 N26$ W20$.

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	0810	CONCRETE A	0	0	36	3	108.00	SF	6.50	6.50	100	2016	2016	3	95	667	
2	0811	CONCRETE B	0	0	0	0	1,085.00	SF	5.20	5.20	100	2016	2016	3	95	5,360	

LAND DESCRIPTION

TOTAL OB/XF 6,027

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS