

LOT 316
IN OR 2192/228
NORTH HAMPTON PHASE 2 PB 6/328

REYNOLDS LINDA L TRUST/REYNOLDS LINDA L TRUSTEE
861384 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0316-0000

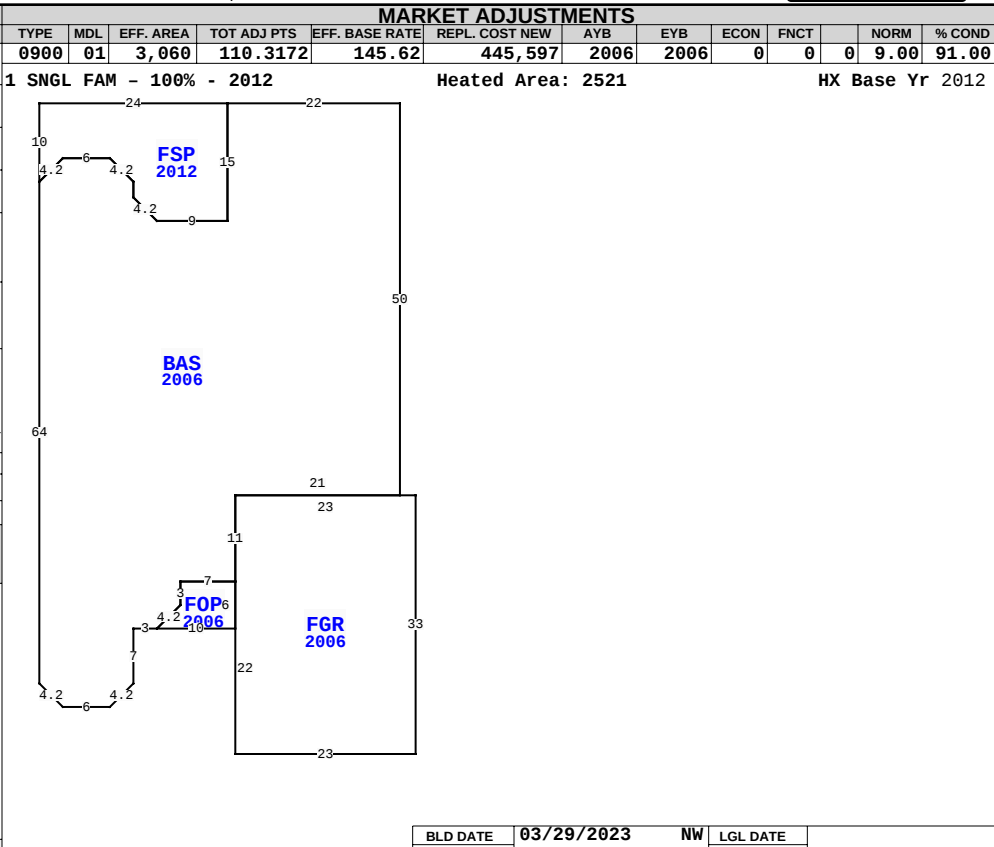


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2,521	100	2006	2,521	334,068
FGR	759	55	2006	417	55,259
FOP	47	30	2006	14	1,855
FSP	269	40	2012	108	14,312
TOTALS	3,596			3,060	405,493

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	100	0	0	1,764.00	SF	4.00	4.00	



861384 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH									LAND DATE	
									AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115	
1,764.00	SF	4.00	4.00	100	2006	2006	3	86	6,068	

LAND DESCRIPTION										TOTAL OB/XF										9,183	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL				
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	1				
REVIEW DATE		05/12/2019		BY KBA		Total Acres: 0.00			Total Land Value: 127,500			Market: 0			Agricultural: 0						

NASSAU COUNTY PROPERTY												PAGE 1 of 1 4											
VALUATION SUMMARY												STANDARD											
VALUATION BY												STANDARD											
Tax Group: 4												Tax Dist:											
BUILDING MARKET VALUE												405,493											
TOTAL MARKET OB/XF VALUE												9,183											
TOTAL LAND VALUE - MARKET												127,500											
TOTAL MARKET VALUE												542,176											
SOH/AGL Deduction												294,542											
ASSESSED VALUE												247,634											
TOTAL EXEMPTION VALUE												55,722											
BASE TAXABLE VALUE												191,912											
TOTAL JUST VALUE												542,176											
NCON VALUE												0											
INCOME VALUE																							
PREVIOUS YEAR MKT VALUE												522,895											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11323	MECH OTHER	0	04/01/2006
E16965	ELEC OTHER	1,500	03/01/2006
P10723	OTHER	0	02/01/2006
C16939	CO ISSUED	460,000	01/01/2006
R08796	REPAIR/RRF	3,500	01/01/2006
B16939	NEW CONSTR	460,000	01/01/2006

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2192/0228	4/25/2018	WD	U	I	11	100			
GRANTOR: REYNOLDS LINDA L									
GRANTEE: LINDA L REYNOLDS TR									
1678/0879	5/21/2010	WD	Q	I	01	308,000			
GRANTOR: INTERVEST CONSTRUCTIO									
GRANTEE: REYNOLDS JACK W									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2006] W22 FSP=[YR=2012] W24 S10 U3 R3 E6 D3 R3 S2 D3 R3 E9 N15 \$ S15 W9 U3 L3 N2 U3 L3 W6 D3 L3 S64 D3 R3 E6 U3 R3 N7 E3 FOP=[YR=2006] E10 N6 W7 S3 D3 L3 \$ U3 R3 N3 E7 FGR=[YR=2006] S22 E23 N33 W23 S11 \$ N11 E21 N50 \$.											