



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		6 100
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	3,116	100	2005	3,116	395,192
FGR	748	55	2005	411	52,126
FOP	72	30	2005	22	2,790
FSP	447	40	2005	179	22,702
FUS	336	100	2005	336	42,614
TOTALS	4,719			4,064	515,424

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	0	0	0	1,143.00	SF	4.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	4,064	106.1676	140.14	569,529	2005	2005	0	0
1 SNGL FAM - 0% - 0									
Heated Area: 3452									
HX Base Yr									

861398 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	2005	2005	3	88	3,080		
1,143.00	SF	4.00	4.00	100	2005	2005	3	84	3,840		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		515,424	
TOTAL MARKET OB/XF VALUE		6,920	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		649,844	
SOH/AGL Deduction		17,568	
ASSESSED VALUE		632,276	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		632,276	
TOTAL JUST VALUE		649,844	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		625,340	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M09231	MECH OTHER	0	02/01/2005
E14169	ELEC OTHER	2,000	02/01/2005
B13914	NEW CONSTR	0	01/01/2005
P0408766	OTHER	0	12/01/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2432/0727	2/04/2021	WD	Q	I	01
					SALE PRICE
					470,000
GRANTOR: WOERNER ALOYSIUS A JR					
GRANTEE: GNEMMI FABIEN & MON					
2313/1956	10/16/2019	WD	Q	I	01
GRANTOR: THOMPSON DAVE O					
GRANTEE: WOERNER ALOYSIUS JR					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] W30 FSP=[YR=2005] W8 S17 D6 L6 W21 S6 E8 D5 R5 E14 N11 E8 N23\$ S23 W8 S11 W14 L5 U5 W8 S48 E16 N7 E9 N5 FOP=[YR=2005] E12 N6 W12 S6\$ N6 E12 FGR=[YR=2005] S24 E9 S1 E19 N28 W19 S3 W9\$ E9 N3 E19 N56\$ PTR=E5 FUS=[YR=2005] S18 E4 S4 E12 N22 W16\$ W5\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	RES NATURAL	0		PUD	0.00	0.00	1.00