LOT 318
NORTH HAMPTON PHASE 2 PB 6/328

CONWAY KEVIN E & PAULA A L/E/
861412 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0318-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

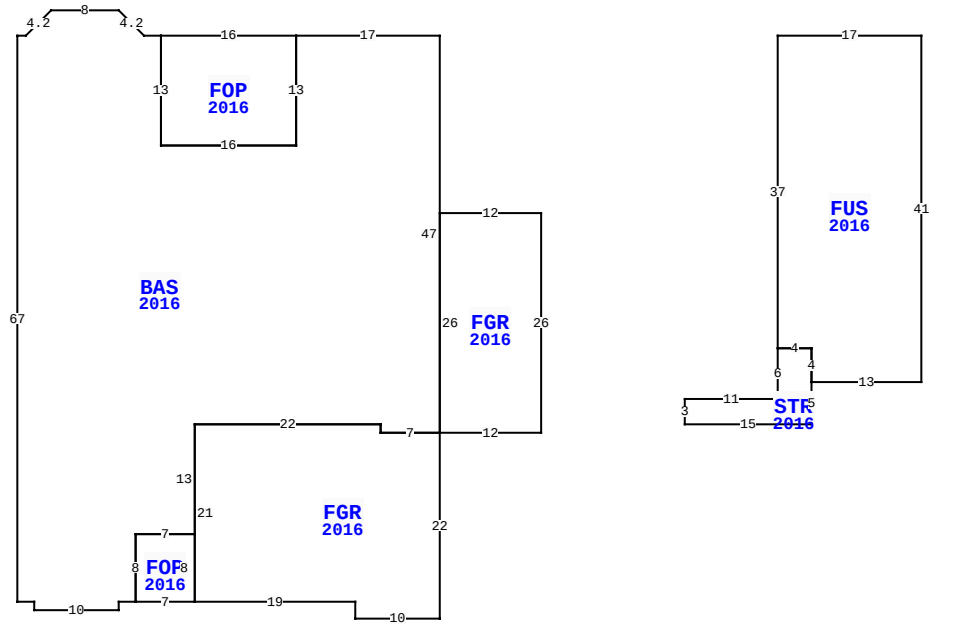
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	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	2,527	100	2016	2,527	361,923
FGR	312	55	2016	172	24,635
FGR	622	55	2016	342	48,982
FOP	56	30	2016	17	2,435
FOP	208	30	2016	62	8,880
FUS	681	100	2016	681	97,534
STR	69	10	2016	7	1,002
TOTALS	4,475			3,808	545,391

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,808	113.0220	149.19	568,116	2016	2016	0	0	0	4.00	96.00

1 SNGL FAM – 100% - 2019 Heated Area: 3208 HX Base Yr 2019



861412 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		545,391
TOTAL MARKET OB/XF VALUE		25,138
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		698,029
SOH/AGL Deduction		368,870
ASSESSED VALUE		329,159
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		278,437
TOTAL JUST VALUE		698,029
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		672,397

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1902725	SCRNENCL	3,000	03/20/2019
B1530745	CO ISSUED	0	03/02/2016
B1530745	NEW CONSTR	407,633	07/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2632/625	4/18/2023	LE	U	I	11	100
GRANTOR: CONWAY KEVIN & PAULA						
GRANTEE: CONWAY RYAN THOMAS						
2230/0382	10/09/2018	WD	Q	I	01	384,000
GRANTOR: DEMOTT DANIEL K & ELI						
GRANTEE: CONWAY KEVIN E & PA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W17 FOP=[YR=2016] W16 S13 E16 N13$ S13 W16 N13 W2 L3 U3 W8 L3 D3 W1 S67 E2 S1 E10 N1 E2 FOP=[YR=2016] E7 FGR=[YR=2016] E19 S2 E10 N22 W7 N1 W22 S21$ N8 W7 S8$ N8 E7 N13 E22 S1 E7 FGR=[YR=2016] E12 N26 W12 S26$ N47$ PTR= E40 FUS=[YR=2016] E17 S41 W13 STR=[YR=2016] S5 W15 N3 E11 N6 E4 S4$ N4 W4 N37$ W40$.

EXTRA FEATURES

L N	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	100	39	3	117.00	SF	6.50	6.50	100	2016	2016	3	95	722	
2	0811	CONCRETE B	0	100	0	0	1,180.00	SF	5.20	5.20	100	2016	2016	3	95	5,829	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	97	1,940	
4	0855	CONC PAVER	0	100	0	0	468.00	SF	10.00	10.00	100	2019	2019	3	97	4,540	
5	0911	SCRN RM A	0	100	17	12	204.00	SF	17.50	17.50	100	2019	2019	3	82	2,927	
6	0462	ST/AL FNC	0	100	275	4	1,100.00	SF	10.00	10.00	100	2017	2017	3	81	8,910	
7	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	90	270	

LAND DESCRIPTION

TOTAL OB/XF 25,138

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 07/09/2019 BY TW Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS