



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

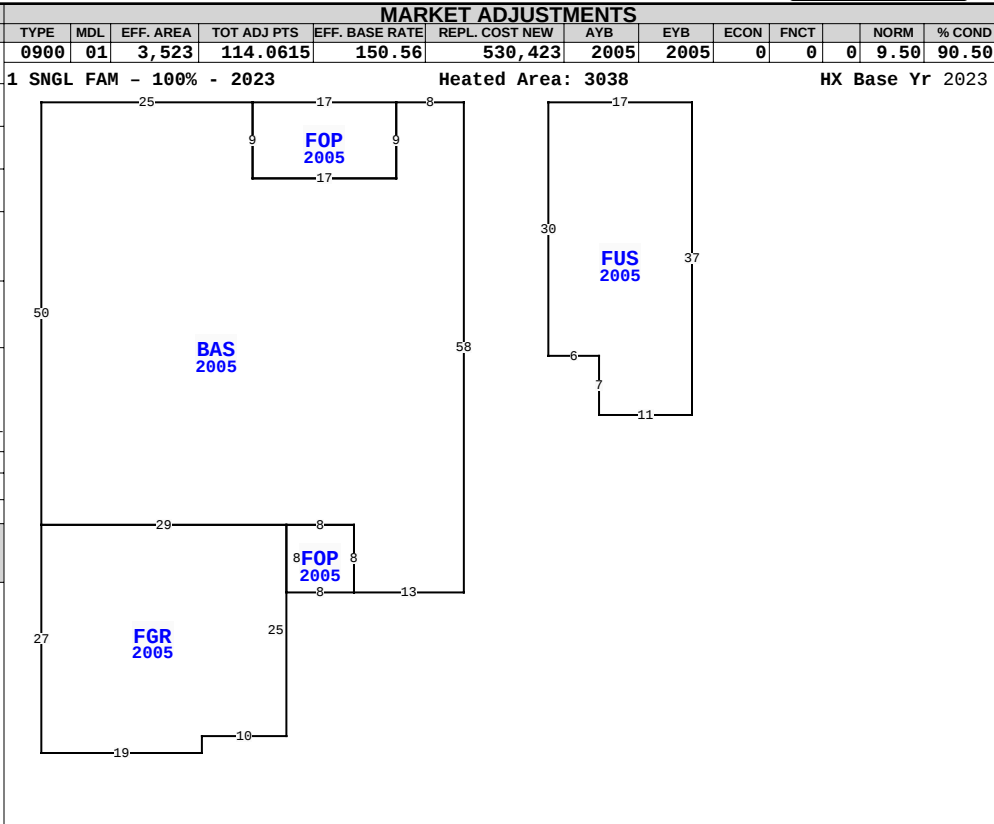
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

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	2,451	100	2005	2,451	333,966
FGR	763	55	2005	420	57,228
FOP	64	30	2005	19	2,589
FOP	153	30	2005	46	6,268
FUS	587	100	2005	587	79,983
TOTALS	4,018			3,523	480,033

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	
2	0462	ST/AL FNC	0	100	0	0	1,032.00	SF	10.00	10.00	
3	0866	POOL FIBER	0	100	0	0	154.00	SF	72.00	72.00	
4	0910	SCRN RM L	0	100	0	0	672.00	SF	15.00	15.00	
5	0845	KOOL DECK	0	100	0	0	707.00	SF	7.25	7.25	
6	0812	CONCRETE C	0	100	0	0	1,060.00	SF	4.00	4.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00	LT	



861426 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH	BLD DATE 03/29/2023 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF											
16,680											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE 480,033											
TOTAL MARKET OB/XF VALUE 16,680											
TOTAL LAND VALUE - MARKET 127,500											
TOTAL MARKET VALUE 624,213											
SOH/AGL Deduction 301,479											
ASSESSED VALUE 322,734											
TOTAL EXEMPTION VALUE 50,722											
BASE TAXABLE VALUE 272,012											
TOTAL JUST VALUE 624,213											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 602,343											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B16720	ADDITION	0	03/01/2005
M09369	MECH OTHER	0	03/01/2005
E14397	ELEC OTHER	2,000	02/01/2005
P08902	OTHER	0	02/01/2005
B0516376	SWIM POOL	41,720	01/01/2005
B14099	NEW CONSTR	0	01/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2621/1611	2/22/2023	QC	U	I	11	100	
GRANTOR: VENDITTI RICHARD & LI							
GRANTEE: VENDITTI RICHARD A							
2467/0875	6/03/2021	WD	Q	I	01	580,500	
GRANTOR: PRUITT JAMES R JR & S							
GRANTEE: VENDITTI RICHARD &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2005] W8FOP=[YR=2005] W17S9E17N9\$											
S9W17N9W25S50FGR=[YR=2005] S27E19N2											
E10N25W29\$E29FOP=[YR=2005] S8E8N8W8\$ E8S8E13N58\$ PTR=E10											
FUS=[YR=2005] S30E6S7E11N37W17\$ W10\$.											