LOT 388
ESMT PT OR 1455/30
NORTH HAMPTON PHASE 3 PB 7/16

SCOTT ROBERT J
861917 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0388-0000

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

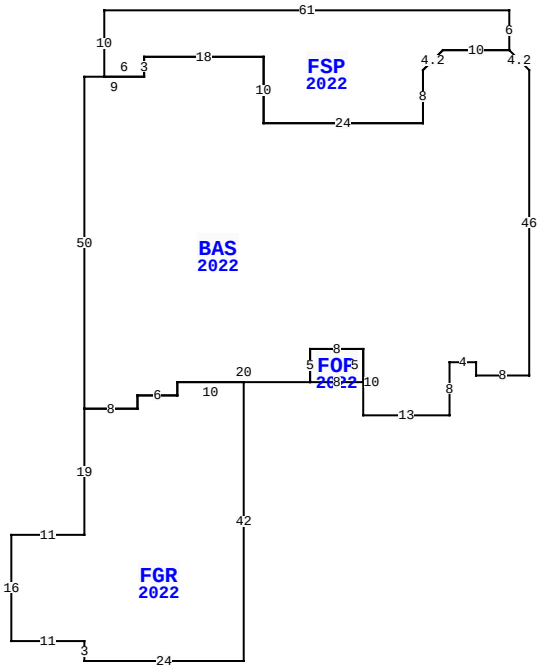
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,072	100	2022	3,072	426,783
FGR	1,140	55	2022	627	87,107
FOP	40	30	2022	12	1,667
FSP	677	40	2022	271	37,649
TOTALS	4,929			3,982	553,206

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,982	106.3125	140.33	558,794	2022	2022	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2024 Heated Area: 3072 HX Base Yr 2024



861917 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		553,206
TOTAL MARKET OB/XF VALUE		20,305
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		701,011
SOH/AGL Deduction		6,918
ASSESSED VALUE		694,093
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		643,371
TOTAL JUST VALUE		701,011
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		674,532

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007391	CO ISSUED	0	05/12/2022
21005663	NEW CONSTR	477,372	05/04/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2563/0634	5/12/2022	SW	Q	I	02	674,600
GRANTOR: INTERVEST CONSTRUCTIO						
GRANTEE: SCOTT ROBERT J						
1466/0490	12/18/2006	WD	U	V	19	158,500
GRANTOR: NORTH HAMPTON LLC						
GRANTEE: INTERVEST CONSTRUCT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] U3 L3 FSP=[YR=2022] N6 W61 S10 E6 N3 E18 S10 E24 N8 U3 R3 E10$ W10 L3 D3 S8 W24 N10 W18 S3 W9 S50 FGR=[YR=2022] S19 W11 S16 E11 S3 E24 N42 W10 S2 W6 S2 W8$ E8 N2 E6 N2 E20 FOP=[YR=2022] E8 N5 W8 S5$ N5 E8 S10 E13 N8 E4 S2 E8 N46$.

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	0855	CONC PAVER	0	100	0	0	2,051.00	SF	10.00	10.00	100	2022	2022	3	99	20,305	

LAND DESCRIPTION

TOTAL OB/XF 20,305

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	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 06/06/2022 BY NW Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS