LOT 391
IN OR 1390/1890
NORTH HAMPTON PHASE 3 PB 7/16

CONOUR MELANIE/LINN GORDON B
861969 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0391-0000

BUILDING CHARACTERISTICS

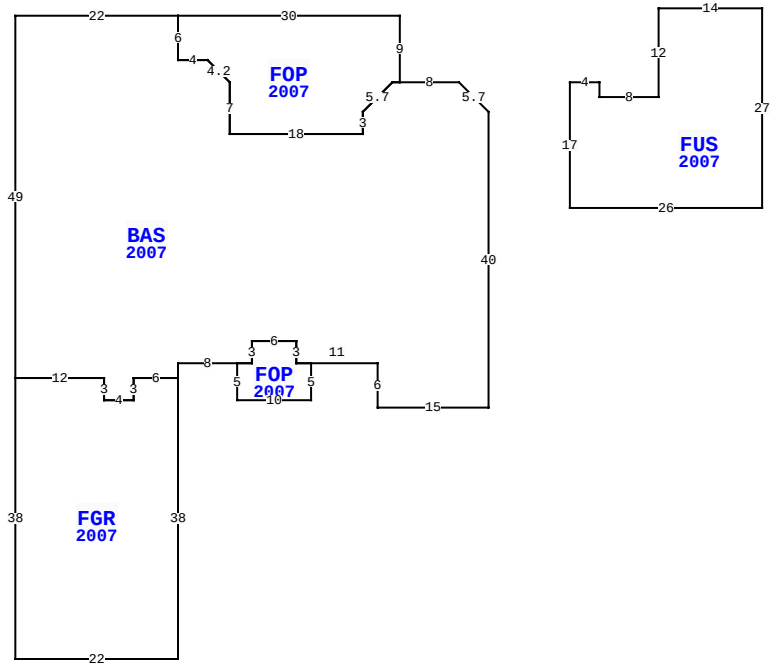
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	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	2,633	100	2007	2,633	339,600
FGR	824	55	2007	453	58,427
FOP	68	30	2007	20	2,579
FOP	388	30	2007	116	14,961
FUS	566	100	2007	566	73,001
TOTALS	4,479			3,788	488,570

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,788	106.7850	140.96	533,956	2007	2007	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2016 Heated Area: 3199 HX Base Yr 2016



861969 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

BLD DATE	07/03/2007 RK	LGL DATE	
XF DATE	07/03/2007 RK	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		488,570
TOTAL MARKET OB/XF VALUE		6,370
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		622,440
SOH/AGL Deduction		249,123
ASSESSED VALUE		373,317
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		322,595
TOTAL JUST VALUE		622,440
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		599,115

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11846	MECH OTHER	0	08/01/2006
C17630	CO ISSUED	0	04/01/2006
R09212	REPAIR/RRF	2,800	04/01/2006
B17630	NEW CONSTR	261,000	04/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1390/1890	2/22/2006	WD	Q	V		145,000

GRANTOR: NORTH HAMPTON LLC

GRANTEE: LINN GORDON B & MEL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W8 FOP=[YR=2007] N9 W30 S6 E4 D3 R3 S7 E18 N3 U4 R4 E1$ W1 D4 L4 S3 W18 N7 U3 L3 W4 N6 W22 S49 FGR=[YR=2007] S38 E22 N38 W6 S3 W4 N3 W12$ E12 S3 E4 N3 E6 N2 E8 FOP=[YR=2007] S5 E10 N5 W2 N3 W6 S3 W2$ E2 N3 E6 S3 E11 S6 E15 N40 U4 L4 $ PTR=E15 FUS=[YR=2007] E4 S2 E8 N12 E14 S27 W26 N17 $ W15 $.

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	0812	CONCRETE C	0	100	0	0	1,646.00	SF	4.00	4.00	100	2007	2007	3	87	5,728	
2	1123	CB 8"	0	100	0	0	120.00	SF	6.15	6.15	100	2007	2007	3	87	642	

LAND DESCRIPTION

TOTAL OB/XF 6,370

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS