LOT 395
NORTH HAMPTON PHASE 3 PB 7/16

RICE DEAN L & WENDY L/E/
862047 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0395-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

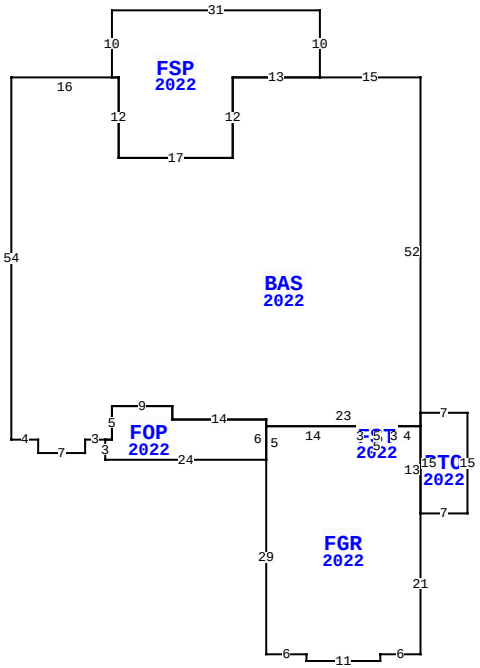
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,971	100	2022	2,971	401,208
FGR	778	55	2022	428	57,798
FOP	159	30	2022	48	6,482
FSP	514	40	2022	206	27,818
FST	15	55	2022	8	1,081
PTO	105	5	2022	5	676
TOTALS	4,542			3,666	495,062

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,666	102.8160	135.72	497,550	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2023 Heated Area: 2971 HX Base Yr 2023



862047 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		495,062
TOTAL MARKET OB/XF VALUE		26,977
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		649,539
SOH/AGL Deduction		106,486
ASSESSED VALUE		543,053
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		487,331
TOTAL JUST VALUE		649,539
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		626,237

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014838	CO ISSUED	0	10/05/2022
21008049	NEW CONSTR	449,832	08/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2747/912	10/31/2024	LE	U	I	11	100
GRANTOR: RICE DEAN L & WENDY						
GRANTEE: RICHARDS VERONICA S						
2437/1894	2/26/2021	WD	Q	V	01	93,500
GRANTOR: FERREIRA JULIE						
GRANTEE: RICE DEAN L & WENDY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W15 FSP=[YR=2022] N10 W31 S10 E1 S12 E17 N12 E13$ W13 S12 W17 N12 W16 S54 E4 S2 E7 N2 E3 FOP=[YR=2022] S3 E24 FGR=[YR=2022] S29 E6 S1 E11 N1 E6 N21 PTO=[YR=2022] E7 N15 W7 S15$ N13 W4 FST=[YR=2022] S3 W5 N3 E5$ S3 W5 N3 W14 S5$ N6 W14 N2 W9 S5 W1$ E1 N5 E9 S2 E14 S1 E23 N52$.

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	1,314.00	SF	10.00	10.00	100	2022	2022	3	99	13,009	
2	0462	ST/AL FNC	0	100	0	0	888.00	SF	10.00	10.00	100	2022	2022	3	95	8,436	
3	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2022	2022	3	98	882	
4	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2022	2022	3	93	4,650	

LAND DESCRIPTION

TOTAL OB/XF 26,977

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 10/31/2022 BY NW Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS