

BLACKALL GARY R LIVING TRUST/BLACKALL GARY R TRUST
862067 N HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

12-2N-27-1460-0396-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall16WD FR STUC 100

Roof Structur08IRREGULAR 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo11CLAY TILE 70

Interior Floo14CARPET 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms4100

Bathrooms3100

Frame02WOOD FRAME 100

Stories Units Occupancy1. 1. 100
0 100
00 NONE 100

Quality04Quality Level 04

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4043.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREAMARKET VALUE

BAS3,03810020103,038416,229

FGR81055201044661,106

FOP61302010182,466

FOP49830201014920,414

STP221020102274

TOTALS4,4293,653500,489

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDATE YEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10855CONC PAVER0100001,314.00SF10.0010.001002010201039011,826

20861POOL GUNIT010000436.00SF85.0085.001002010201035620,754

30910SCRN RM L0100001,074.00SF15.0015.00100201020103406,444

40877JACUZZI0100001.00UT1,000.001,000.0010020102010340400

50855CONC PAVER010000638.00SF10.0010.00100201020103905,742

60600SUMMER KIT0100001.00UT5,000.005,000.00100201020103402,000

71126CB/STC 8"010000144.00SF8.008.00100201020103901,037

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSLNIT TYPED TDPHT FACT% COND TOT ADJUNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000135CRESNATURAL100PUD0.000.001.00LT1.001.001.00127,500.00127,500.00127,500

REVIEW DATE02/05/2020BYNWATotal Acres: 0.00Total Land Value: 127,500Market: 0Agricultural: 0Common: 127,500PRINTED 07/30/2025 BY SYS

MATERIALS

TYPEMDLEFF. AREATOT ADJ PTEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900013,653111.6045147.32538,16020102010007.0093.00

1 SNGL FAM - 100% - 2011Heated Area: 3038HX Base Yr 2011

VALUATION BYTax Group: 4Tax Dist:

BUILDING MARKET VALUE500,489

TOTAL MARKET OB/XF VALUE48,203

TOTAL LAND VALUE - MARKET127,500

TOTAL MARKET VALUE676,192

SOH/AGL Deduction255,302

ASSESSED VALUE420,890

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE370,168

TOTAL JUST VALUE676,192

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE655,001

Sales Data

OFF RECORD NumberDATEINSTTYPEQUANTITYRSNSALE PRICE

2422/127912/21/2020WDUI11100

GRANTOR:BLACKKALL GARY R & MAR

GRANTEE:BLACKKALL GARY R LIV

1528/090010/03/2007WDQUI170,000

GRANTOR:VEREEN MARIJANE

GRANTEE:BLACKKALL GARY ROSS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W2 U3 L3 W7 D3 L3 W3 FOP=[YR=2010] W13 S12 D5 L5 W16 S6 E1 S5 E21 N5 U4 R4 E5 U3 R3 N16 \$ S16 D3 L3 W5 D4 L4 S5 W21 N5 W2 U2 L2 W8 D2 L2 S13 W6 S24 E15 S2 E10 FOP=[YR=2010] S3 STP=[YR=2010] S2 E11 N2 W11 \$ E11 N3 W2 N4 W7 S4 W2 \$ E2 N4 E7 S4 E12 FGR=[YR=2010] S38 E6 S1 E10 N1 E6 N35 W12 N3 W10 \$ E10 S3 E14 N44 E1 N21 \$.

MARKET ADJUSTMENTS

BLD DATEXF DATEINC DATE

03/29/2023NW

LGL DATELAND DATEAG DATE

862067 NORTH HAMPTON CLUB WAY, FERNANDO BEACH

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

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