

LOT 401
IN OR 2219/255
NORTH HAMPTON PHASE 3 PB 7/16

WELLER THOMAS R & DONNA
862161 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0401-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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
BAS	2,896	100
FGR	240	55
FGR	600	55
FOP	52	30
FSP	228	40
FUS	523	100
STR	60	10
TOTALS	4,599	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,994	113.1165	149.31	596,344	2020	2020	0	0	1.55	98.45
1 SNGL FAM - 100% - 2021 Heated Area: 3419 HX Base Yr 2021											
862161 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			587,101
TOTAL MARKET OB/XF VALUE			17,175
TOTAL LAND VALUE - MARKET			127,500
TOTAL MARKET VALUE			731,776
SOH/AGL Deduction			231,682
ASSESSED VALUE			500,094
TOTAL EXEMPTION VALUE			50,722
BASE TAXABLE VALUE			449,372
TOTAL JUST VALUE			731,776
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			703,673
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002089	CO ISSUED	0	03/09/2020
19005839	NEW CONSTR	481,658	07/10/2019
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
2219/0255	8/16/2018	WD Q	V 01
GRANTOR: SCROGGINS ROBERT C &			
GRANTEE: WELLER THOMAS R & D			
1294/0696	2/09/2005	WD Q	V
GRANTOR: NORTH HAMPTON LLC			
GRANTEE: SCROGGINS ROBERT C			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2020] U3 L3 W11 L3 D3 W11 FSP=[YR=2020] N2 W19 S12 E19 N10\$ S10 W19 N10 W21 S47 FGR=[YR=2020] W3 S12 E3 S1 E12 N1 E4 N12 W16\$ E16 N2 E10 FOP=[YR=2020] S4 E10 N4 W2 N2 W6 S2 W2\$ E2 N2 E6 S2 E12 FGR=[YR=2020] S25 E4 S1 E14 N1 E4 N28 W12 S3 W10\$ E10 N3 E12 N42\$ PTR=E15 FUS=[YR=2020] E15 N25 W3 N13 W12 STR=[YR=2020] W4 S13 E6 N4 W2 N9\$ S9 E2 S4 W2 S25\$ W15\$.			

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0	100	0	1,698.00	SF	10.00	10.00	100	2020
2	0810	CONCRETE A	0	100	12	84.00	SF	6.50	6.50	100	2020

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00	LT	1.00
TOTAL OB/XF 17,175											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00	LT	1.00
TOTAL OB/XF 17,175											
REVIEW DATE 09/24/2020 BY NW											