

LOT 409
IN OR 1518/1021
NORTH HAMPTON PHASE 3 PB 7/16

ALLEN FAMILY TRUST/ALLEN KENNETH E TRUSTEE
862315 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0409-0000



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 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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
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NEIGHBORHOOD/LOC	4043.00
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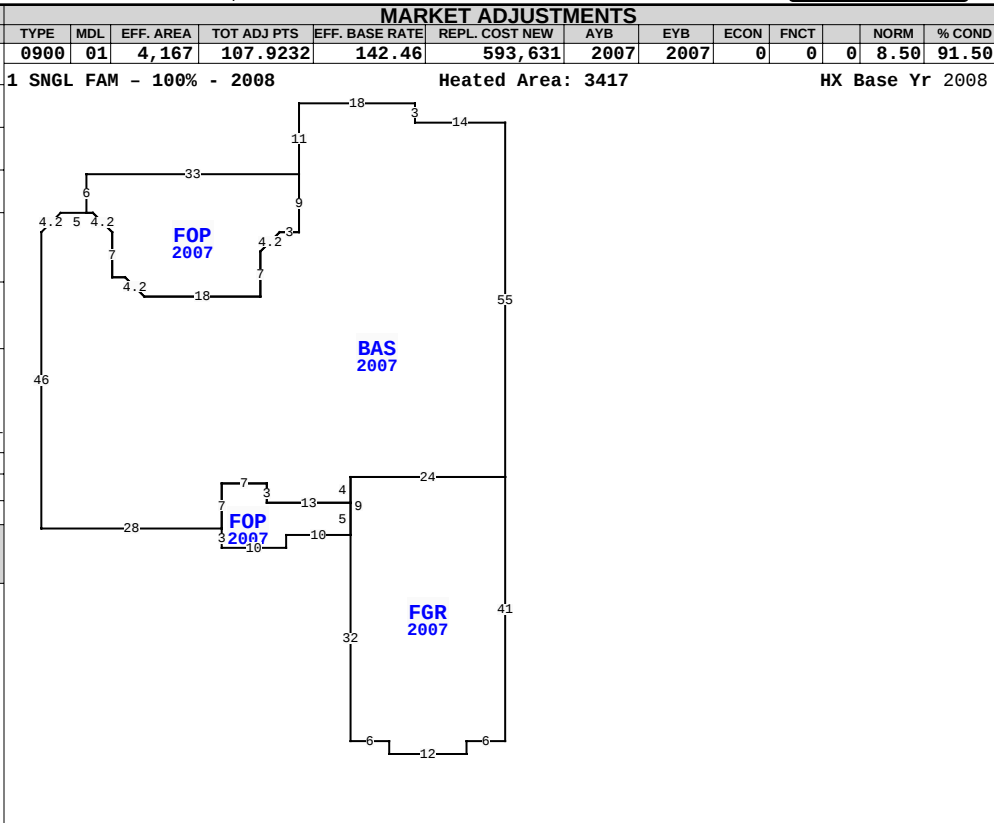
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,417	100	2007	3,417	445,409
FGR	1,008	55	2007	554	72,215
FOP	141	30	2007	42	5,474
FOP	514	30	2007	154	20,074

TOTALS	5,080			4,167	543,172
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	1,556.00	SF	4.00
3	1126	CB/STC 8"	0	100	0	0	120.00	SF	8.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00

REVIEW DATE	04/19/2021	BY	NWA
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862315 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

862315 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH										
CANDIDATE										
AG DATE										
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	3,500.00	3,500.00	100	2007	2007	3	90	3,150	
1,556.00	SF	4.00	4.00	100	2007	2007	3	87	5,415	
120.00	SF	8.00	8.00	100	2007	2007	3	87	835	

TOTAL OB/XF										9,400		
R	LOC	FRONT	DEPTH	TOT	UNIT	D	DP	%	TOT	UNIT	ADJ UNIT	LA
D	ZONE			LND	TYPE	T	TH	COND	ADJ	PRICE	PRICE	VAL
	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	1

Market:	0
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE									
543,172									
TOTAL MARKET OB/XF VALUE									
9,400									
TOTAL LAND VALUE - MARKET									
127,500									
TOTAL MARKET VALUE									
680,072									
SOH/AGL Deduction									
295,214									
ASSESSED VALUE									
384,858									
TOTAL EXEMPTION VALUE									
HX HB 50,722									
BASE TAXABLE VALUE									
334,136									
TOTAL JUST VALUE									
680,072									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
654,165									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12751	MECH OTHER	0	03/01/2007
P12009	OTHER	0	01/01/2007
E18534	ELEC OTHER	2,000	12/01/2006
C18875	CO ISSUED	338,712	11/01/2006
B18875	NEW CONSTR	338,712	11/01/2006
R09925	REPAIR/RRF	5,000	11/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1518/1021	8/10/2007	WD	Q	I	01	100
GRANTOR: ALLEN KENNETH E & LYN						
GRANTEE: ALLEN KENNETH E & L						
1445/1143	9/20/2006	WD	Q	V		168,000
GRANTOR: WILLIAMS BABETTE H &						
GRANTEE: ALLEN KENNETH E & L						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2007] W14 N3 W18 S11 FOP=[YR=2007] W33 S6 E1 R3 D3 S7 E2 R3 D3 E18N7 U3 R3 E3 N9 S9 W3 D3 L3 S7 W18 U3 L3 W2 N7 U3 L3 W5 D3 L3 S46 E28 FOP=[YR=2007] S3 E10 N2 E10 FGR=[YR=2007] S32 E6 S2 E12 N2 E6 N41 W24 S9 S N5 W13 N3 W7 S7 S N7 E7 S3 E13 N4 E24 N55 \$.									