LOT 414
NORTH HAMPTON PHASE 2 PB 6/328

MCALLISTER WAYLAND W & KAY K
PO BOX 15309
FERNANDINA BEACH, FL 32035

2025

12-2N-27-1460-0414-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

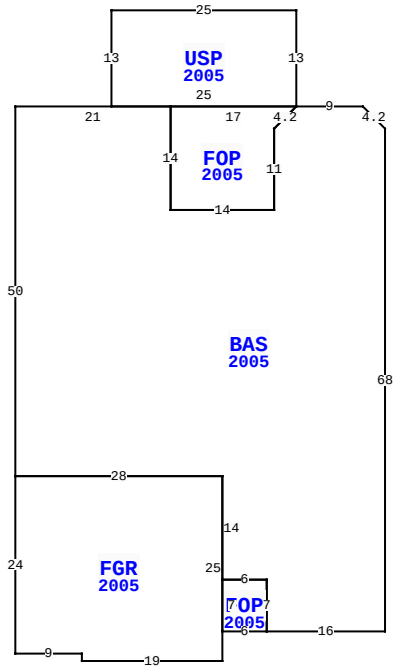
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	21	STONE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,715	100	2005	2,715	370,650
FGR	691	55	2005	380	51,877
FOP	42	30	2005	13	1,775
FOP	201	30	2005	60	8,191
USP	325	30	2005	98	13,379
TOTALS	3,974			3,266	445,872

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,266	114.2778	150.85	492,676	2005	2005	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2025 Heated Area: 2715 HX Base Yr 2025



861361 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

BLD DATE	03/29/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		445,872
TOTAL MARKET OB/XF VALUE		7,115
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		557,987
SOH/AGL Deduction		202,549
ASSESSED VALUE		355,438
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		304,716
TOTAL JUST VALUE		557,987
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		536,805

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M09229	MECH OTHER	0	02/01/2005
E14164	ELEC OTHER	2,000	02/01/2005
B13973	NEW CONSTR	0	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2737/455	9/11/2024	WD	Q	I	01	657,500
GRANTOR: LONG RICHARD A & BLEN						
GRANTEE: MCALLISTER WAYLAND						
1913/1159	4/23/2014	WD	Q	I	01	320,000
GRANTOR: MONTS MARJORIE						
GRANTEE: LONG RICHARD A & BL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] L3 U3 W9 USP=[YR=2005] W25 N13 E25 S13$
FOP=[YR=2005] W17 S14 E14 N11 R3 U3 $ D3 L3 S11 W14 N14
W21 S50 FGR=[YR=2005] S24 E9 S1 E19 N25 W28$ E28 S14
FOP=[YR=2005] S7 E6 N7 W6$ E6 S7 E16 N68$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	
2	0812	CONCRETE C	0	100	0	0	1,201.00	SF	4.00	4.00	100	2005	2005	3	84	4,035	

LAND DESCRIPTION

TOTAL OB/XF 7,115

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	000140	C	RES GOLF	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	105,000.00	105,000.00	105,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/30/2025 BY SYS