LOT 416
NORTH HAMPTON PHASE 2 PB 6/328

IVEY ANGELA J & LYLE E
861391 N HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0416-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

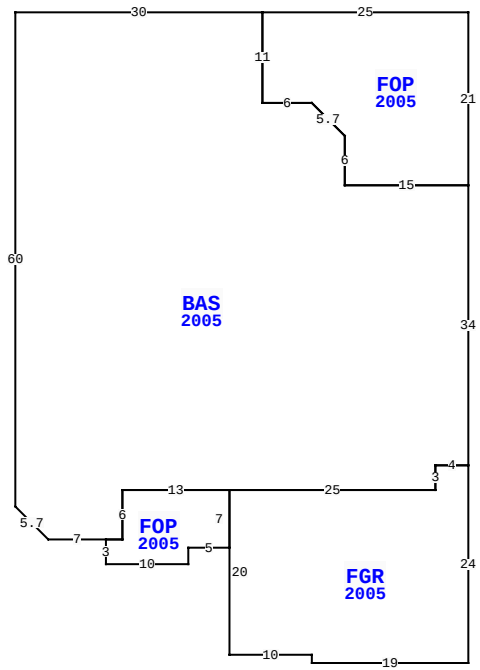
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,815	100	2005	2,815	374,213
FGR	611	55	2005	336	44,666
FOP	113	30	2005	34	4,520
FOP	433	30	2005	130	17,282
TOTALS	3,972			3,315	440,681

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,315	111.2832	146.89	486,940	2005	2005	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2023 Heated Area: 2815 HX Base Yr 2023



861391 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		440,681
TOTAL MARKET OB/XF VALUE		6,959
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		552,640
SOH/AGL Deduction		97,064
ASSESSED VALUE		455,576
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		404,854
TOTAL JUST VALUE		552,640
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		531,702

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP250003329	RES NEW SWIMMING	102,090	04/01/2025
E14561	ELEC OTHER	2,000	03/01/2005
M09365	MECH OTHER	0	03/01/2005
P09002	OTHER	0	02/01/2005
B13956	NEW CONSTR	0	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2764/227	1/20/2025	WD	Q	I	01	652,700
GRANTOR: JASIEK BRIAN F & GINA						
GRANTEE: IVEY ANGELA J & LYL						
2564/1867	5/20/2022	WD	Q	I	02	600,000
GRANTOR: OP GOLD LLC						
GRANTEE: JASIEK BRIAN F & GI						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2005] N21W25S11E6 D4 R4 S6E15 $BAS=[YR=2005] W15N6 U4 L4 W6N11W30 S60 D4 R4 E7FOP=[YR=2005] S3E10N2E5N7 W13S6W2$E2N6E13FGR=[YR=2005] S20E10 S1E19N24W4S3W25$E25N3E4N34$.

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	0811	CONCRETE B	0	100	0	0	888.00	SF	5.20	5.20	100	2005	2005	3	84	3,879	

LAND DESCRIPTION

TOTAL OB/XF 6,959

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