LOT 417
IN OR 2011/732
NORTH HAMPTON PHASE 2 PB 6/328

SAYERS ALEXANDER M & KELLY A
861417 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0417-0000

BUILDING CHARACTERISTICS

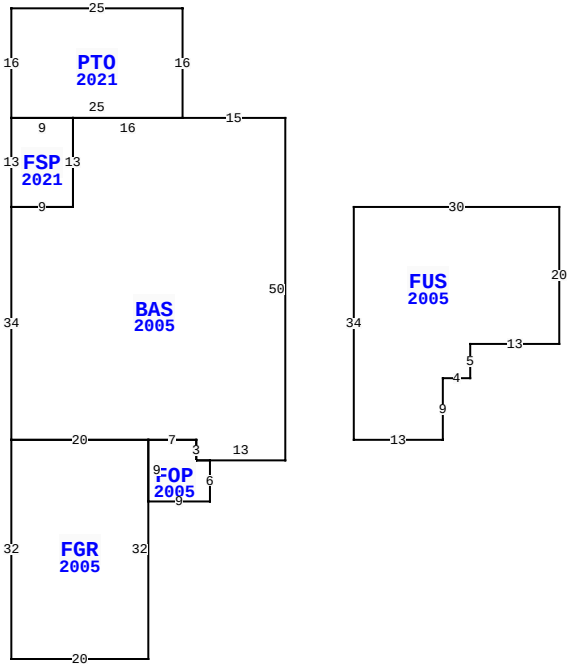
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	21	STONE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,802	100	2005	1,802	247,459
FGR	640	55	2005	352	48,338
FOP	75	30	2005	22	3,021
FSP	117	40	2021	47	6,454
FUS	802	100	2005	802	110,134
PTO	400	5	2021	20	2,747
TOTALS	3,836			3,045	418,153

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,045	114.9540	151.74	462,048	2005	2005	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2016 Heated Area: 2604 HX Base Yr 2016



861417 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		418,153
TOTAL MARKET OB/XF VALUE		12,521
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		535,674
SOH/AGL Deduction		167,181
ASSESSED VALUE		368,493
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		317,771
TOTAL JUST VALUE		535,674
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		515,998

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250002410	ADDING 200FT KITC	33,818	03/07/2025
21006170	ADDITION	9,845	07/19/2021
B13518	NEW CONSTR	0	12/01/2004
E0414017	ELEC OTHER	1,800	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2011/0732	10/26/2015	WD	Q	I	01	330,000
GRANTOR: SALVATORE DENNIS E &						
GRANTEE: SAYERS ALEXANDER M						
1553/1025	3/03/2008	WD	Q	I		389,500
GRANTOR: INTERVEST CONSTRUCTIO						
GRANTEE: SALVATORE DENNIS E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W15 PTO=[YR=2021] N16 W25 S16 E25$
W16FSP=[YR=2021] W9S13E9N13 $S13W9S34FGR=[YR=2005]
S32E20N32W20$ E20FOP=[YR=2005] S9E9N6W2N3W7$E7S3 E13N50$
PTR=S13E10 FUS=[YR=2005] S34 E13N9E4N5E13N20W30$W10N13$.

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	719.00	SF	5.20	5.20	100	2005	2005	3	84	3,141	
3	0911	SCRN RM A	0	100	25	16	400.00	SF	17.50	17.50	100	2021	2021	3	90	6,300	

LAND DESCRIPTION

TOTAL OB/XF 12,521

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 06/18/2025 BY KWX Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/30/2025 BY SYS