LOT 418
IN OR 1825/1177
NORTH HAMPTON PHASE 2 PB 6/328

CHRISTIANSEN DAVID M/MOHR CHRISTIANSEN PEGGY
861439 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0418-0000

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	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

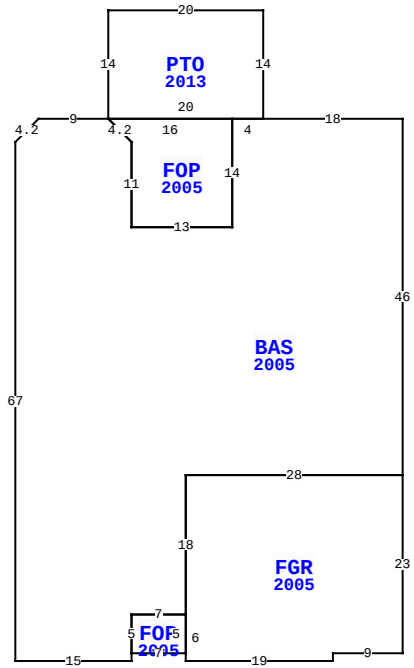
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,595	100	2005	2,595	347,973
FGR	663	55	2005	365	48,944
FOP	35	30	2005	10	1,341
FOP	187	30	2005	56	7,510
PTO	280	5	2013	14	1,877
TOTALS	3,760			3,040	407,645

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,040	112.2492	148.17	450,437	2005	2005	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2013 Heated Area: 2595 HX Base Yr 2013



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

861439 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		407,645
TOTAL MARKET OB/XF VALUE		9,237
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		521,882
SOH/AGL Deduction		262,189
ASSESSED VALUE		259,693
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		208,971
TOTAL JUST VALUE		521,882
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		502,727

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327339	ADDITION	5,524	06/01/2013
M09230	MECH OTHER	0	02/01/2005
E14163	ELEC OTHER	2,000	02/01/2005
B13957	NEW CONSTR	0	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1825/1177	10/24/2012	WD	Q	I	02	231,000
GRANTOR: KOSCIULEK JOHN M & AN						
GRANTEE: CHRISTIANSEN DAVID						
1326/0558	6/16/2005	WD	Q	I		327,300
GRANTOR: MORRISON HOMES INC						
GRANTEE: KOSCLULEK JOHN M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W18PTO=[YR=2013] N14 W20 S14
E20$W4FOP=[YR=2005] W16 D3 R3 S11E13N14$S14W13N11 U3 L3 W9
D3 L3 S67E15N1FOP=[YR=2005] E7N5W7S5$N5 E7FGR=[YR=2005]
S6E19N1E9N23W28S18$ N18E28N46$.

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	1,145.00	SF	4.00	4.00	100	2005	2005	3	84	3,847	
3	0910	SCRN RM L	0	100	14	20	280.00	SF	15.00	15.00	100	2013	2013	3	55	2,310	

LAND DESCRIPTION

TOTAL OB/XF 9,237

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