LOT 419
IN OR 2032/1746
NORTH HAMPTON PHASE 2 PB 6/328

LEVY KIRK A & SUSAN S
861463 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0419-0000

BUILDING CHARACTERISTICS

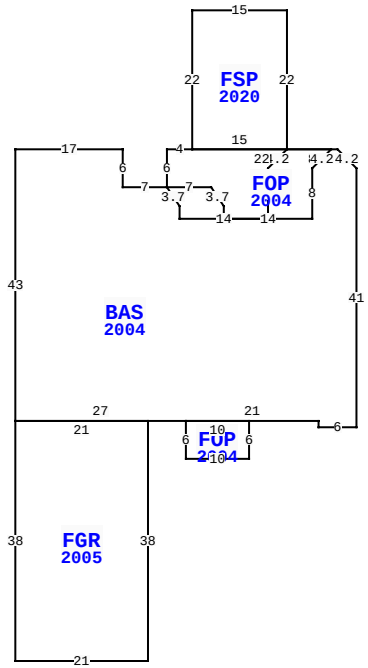
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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
NEIGHBORHOOD/LOC	4043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,108	100	2004	2,108	290,044
FGR	798	55	2005	439	60,403
FOP	60	30	2004	18	2,477
FOP	216	30	2004	65	8,943
FSP	330	40	2020	132	18,162
TOTALS	3,512			2,762	380,030

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,762	115.8192	152.88	422,255	2004	2004	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2017 Heated Area: 2108 HX Base Yr 2017



861463 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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		380,030
TOTAL MARKET OB/XF VALUE		61,381
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		546,411
SOH/AGL Deduction		167,100
ASSESSED VALUE		379,311
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		328,589
TOTAL JUST VALUE		546,411
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		530,265

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001158	SCRN ENCL	7,771	02/13/2020
19009936	SCRN ENCL	8,452	12/06/2019
B1911729	SWIM POOL	71,500	11/08/2019
B0515272	XFOB	7,465	05/01/2005
B0412447	NEW CONSTR	169,325	03/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2032/1746	3/08/2016	WD	Q	I	01	330,000
GRANTOR: KENNEDY DAVID P & KAR						
GRANTEE: LEVY KIRK A & SUSAN						
1261/0679	9/23/2004	WD	Q	I		323,100
GRANTOR: INTERVEST CONSTRUCTIO						
GRANTEE: KENNEDY DAVID P & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] U3 L3 W8 FSP=[YR=2020] N22 W15 S22
FOP=[YR=2004] W4 S6 E7 D3 R2 S2 E14 N8 U3 R3 W22$ E15$
D3 L3 S8 W14 N2 U3 L2 W7 N6 W17 S43 FGR=[YR=2005] S38 E21
N38 W21$ E27 FOP=[YR=2004] S6 E10 N6 W10$ E21 S1 E6 N41$.

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	2004	2004	3	87	3,045	
2	0812	CONCRETE C	0	100	0	0	1,753.00	SF	4.00	4.00	100	2004	2004	3	83	5,820	
3	0462	ST/AL FNC	0	100	0	0	672.00	SF	10.00	10.00	100	2016	2016	3	78	5,242	
4	0911	SCRN RM A	0	100	22	25	550.00	SF	17.50	17.50	100	2020	2020	3	86	8,278	
5	0861	POOL GUNIT	0	100	24	15	360.00	SF	85.00	85.00	100	2020	2020	3	90	27,540	
6	0861	POOL GUNIT	0	100	0	0	40.00	SF	85.00	85.00	100	2020	2020	3	90	3,060	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	86	1,720	
8	0857	SANDSTONE/	0	100	0	0	150.00	SF	16.00	16.00	100	2020	2020	3	99	2,376	
9	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2020	2020	3	86	4,300	

LAND DESCRIPTION

TOTAL OB/XF 61,381

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 09/24/2020 BY NW Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/30/2025 BY SYS