LOT 423
IN OR 1194/644
NORTH HAMPTON PHASE 2 PB 6/328

BROXTON BOBBY J & DEBORAH A
861571 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0423-0000

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 80
Interior Floo	11	CLAY TILE 20
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

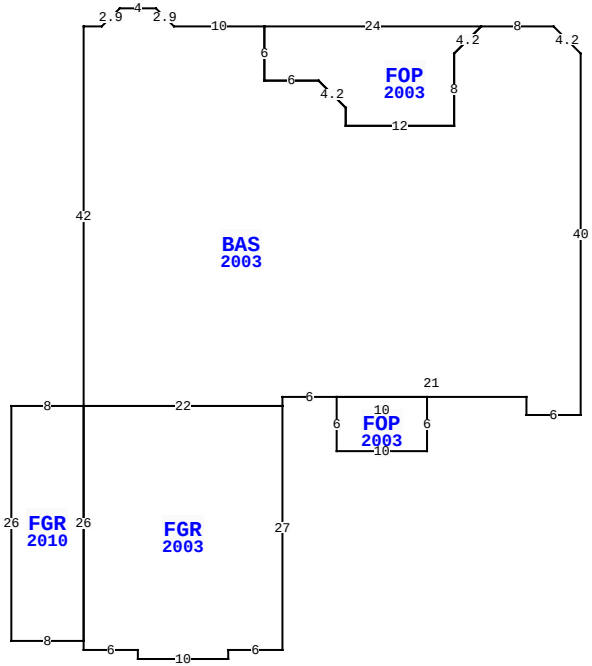
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,102	100	2003	2,102	284,357
FGR	604	55	2003	332	44,913
FGR	208	55	2010	114	15,422
FOP	60	30	2003	18	2,435
FOP	195	30	2003	58	7,846
TOTALS	3,169			2,624	354,973

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,624	114.5088	151.15	396,618	2003	2003	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2004 Heated Area: 2102 HX Base Yr 2004



861571 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		354,973
TOTAL MARKET OB/XF VALUE		30,943
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		490,916
SOH/AGL Deduction		179,345
ASSESSED VALUE		311,571
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		255,849
TOTAL JUST VALUE		490,916
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		475,565

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23077	ADDITION	24,441	11/01/2009
B22425	REMODEL	21,882	04/01/2009
B0412497	SWIM POOL	7,900	03/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1194/0644	12/10/2003	WD	Q	I		278,700
GRANTOR: INTERVEST CONSTRUCTIO						
GRANTEE: BROXTON BOBBY J & D						
1140/1496	5/28/2003	WD	U	V	19	571,200
GRANTOR: NORTH HAMPTON LLC						
GRANTEE: INTERVEST CONSTRUCT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] U3 L3 W8 FOP=[YR=2003] W24 S6 E6 D3 R3 S2 E12 N8 U3 R3 $ D3 L3 S8 W12 N2 U3 L3 W6 N6 W10 U2 L2 W4 D2 L2 W2 S42 FGR=[YR=2010] W8 S26 E8 FGR=[YR=2003] S1 E6 S1 E10 N1 E6 N27 W22 S26 $ N26 $ E22 N1 E6 FOP=[YR=2003] S6 E10 N6 W10 $ E21 S2 E6 N40 $.

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	0812	CONCRETE C	0	100	0	0	1,254.00	SF	4.00	4.00	100	2003	2003	3	82	4,113	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
3	0857	SANDSTONE/	0	100	0	0	662.00	SF	16.00	16.00	100	2004	2004	3	95	10,062	
4	0910	SCRN RM L	0	100	0	0	1,012.00	SF	15.00	15.00	100	2004	2004	3	21	3,188	
5	0861	POOL GUNIT	0	100	0	0	350.00	SF	85.00	85.00	100	2004	2004	3	32	9,520	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	21	420	
7	0877	JACUZZI	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2004	2004	3	21	630	

LAND DESCRIPTION

TOTAL OB/XF 30,943

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 02/05/2020 BY NWA Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/30/2025 BY SYS