LOT 424
IN OR 1681/934
NORTH HAMPTON PHASE 2 PB 6/328

LANDRUM BRUCE D & ELIZABETH T
861585 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034-8707

2025

12-2N-27-1460-0424-0000

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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

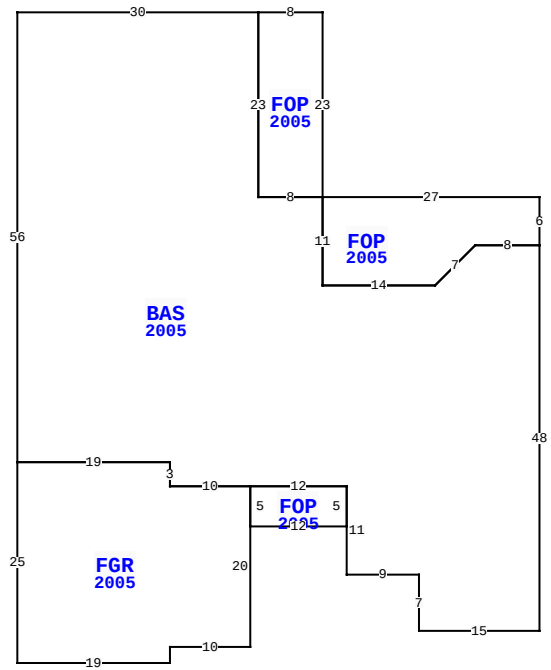
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,098	100	2005	3,098	403,928
FGR	675	55	2005	371	48,372
FOP	60	30	2005	18	2,347
FOP	184	30	2005	55	7,171
FOP	245	30	2005	74	9,648
TOTALS	4,262			3,616	471,466

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,616	109.1475	144.07	520,957	2005	2005	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2011 Heated Area: 3098 HX Base Yr 2011



861585 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		471,466
TOTAL MARKET OB/XF VALUE		25,154
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		601,620
SOH/AGL Deduction		294,623
ASSESSED VALUE		306,997
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		251,275
TOTAL JUST VALUE		601,620
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		580,864

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0516496	ADDITION	8,857	01/01/2005
B0516496	ADDITION	8,857	01/01/2005
B0515130	SWIM POOL	35,000	01/01/2005
B0413018	NEW CONSTR	0	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1681/0934	6/07/2010	WD	Q	I	01	400,000
GRANTOR: PEARSON JOHN & NORA						
GRANTEE: LANDRUM BRUCE D & E						
1590/0663	10/22/2008	WD	Q	I		415,000
GRANTOR: MURRAY MICHAEL P & SU						
GRANTEE: PEARSON JOHN & NORA						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2005] N6W27S11E14 U5 R5 E8$ BAS=[YR=2005] W8 D5 L5 W14N11FOP=[YR=2005] N23W8S23E8$W8N23W30S56FGR=[YR=2005] S25E19N2E10N20W10N3W19$E19S3 E10FOP=[YR=2005] S5E12N5W12$E12S11E9 S7E15N48$.

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	0845	KOOL DECK	0	100	0	0	546.00	SF	7.25	7.25	100	2005	2005	3	84	3,325	
2	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	22	440	
3	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2005	2005	3	22	220	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	
5	0812	CONCRETE C	0	100	0	0	1,175.00	SF	4.00	4.00	100	2005	2005	3	84	3,948	
6	0910	SCRN RM L	0	100	0	0	910.00	SF	15.00	15.00	100	2005	2005	3	22	3,003	
7	0861	POOL GUNIT	0	100	0	0	364.00	SF	85.00	85.00	100	2005	2005	3	36	11,138	

LAND DESCRIPTION

TOTAL OB/XF 25,154

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