LOT 425
NORTH HAMPTON PHASE 2 PB 6/328

CARLE JEAN ROBERT/THORNE MARIE ELIZABETH
107 BALMORAL ST
MORIN HEIGHTS, QC

2025

12-2N-27-1460-0425-0000

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 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

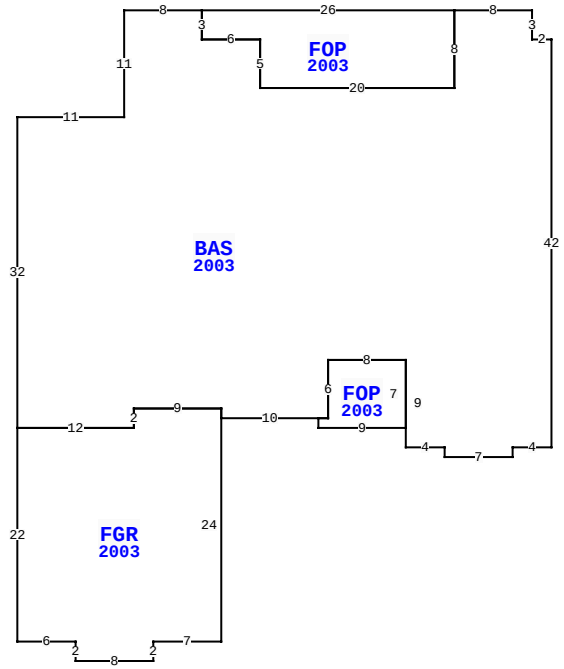
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,012	100	2003	2,012	276,143
FGR	496	55	2003	273	37,469
FOP	57	30	2003	17	2,333
FOP	178	30	2003	53	7,275
TOTALS	2,743			2,355	323,219

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,355	116.1741	153.35	361,139	2003	2003	0	0	0	10.50	89.50

1 SNGL FAM – 0% - 0 Heated Area: 2012 HX Base Yr



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

861599 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	323,219
TOTAL MARKET OB/XF VALUE	36,368
TOTAL LAND VALUE - MARKET	105,000
TOTAL MARKET VALUE	464,587
SOH/AGL Deduction	29,293
ASSESSED VALUE	435,294
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	435,294
TOTAL JUST VALUE	464,587
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	451,621

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0516491	XFOB	11,825	09/01/2005
B0515984	SWIM POOL	38,000	01/01/2005
B0311207	NEW CONSTR	148,867	06/02/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2307/1608	9/23/2019	WD	Q	I	01	372,000
GRANTOR: FLYNN JOHN L LIV TRUS						
GRANTEE: CARLE JEAN R & MARI						
1653/1075	12/08/2009	QC	U	I	11	100
GRANTOR: FLYNN JOHN H & DIANE						
GRANTEE: FLYNN JOHN L TRUSTE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W2 N3 W8 FOP=[YR=2003] W26 S3 E6 S5 E20 N8$ S8 W20 N5 W6 N3 W8 S11 W11 S32 FGR=[YR=2003] S22 E6 S2 E8 N2 E7 N24 W9 S2 W12$ E12 N2 E9 S1 E10 FOP=[YR=2003] S1 E9 N7 W8 S6 W1$ E1 N6 E8 S9 E4 S1 E7 N1 E4 N42$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
2	0812	CONCRETE C	0	0	0	0	1,533.00	SF	4.00	4.00	100	2003	2003	3	82	5,028	
3	0911	SCRN RM A	0	0	0	0	1,652.00	SF	17.50	17.50	100	2005	2005	3	22	6,360	
4	0861	POOL GUNIT	0	0	30	15	450.00	SF	85.00	85.00	100	2005	2005	3	36	13,770	
5	0845	KOOL DECK	0	0	0	0	1,202.00	SF	7.25	7.25	100	2005	2005	3	84	7,320	
6	0877	JACUZZI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	22	440	
7	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	22	440	

LAND DESCRIPTION

TOTAL OB/XF 36,368

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	105,000.00	105,000.00	105,000							

REVIEW DATE 11/20/2020 BY NWX Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/30/2025 BY SYS