

RATHMANN STEVEN J & TAMMY L
861615 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

12-2N-27-1460-0426-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																							
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																							
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT			NORM	% COND																																				
Exterior Wall	16	WD FR STUC 80								0900	01	3,927	112.7385	148.81	584,377	2005	2005		0	0	0	9.50	90.50	VALUATION BY								STANDARD																											
Exterior Wall	21	STONE 20								1 SNGL FAM - 100% - 2021										Heated Area: 3400										HX Base Yr 2021										Tax Group: 4								Tax Dist:											
Roof Structur	08	IRREGULAR 100																																						BUILDING MARKET VALUE								528,861											
Roof Cover	03	COMP SHNGL 100																																						TOTAL MARKET OB/XF VALUE								49,225											
Interior Wall	05	DRYWALL 100																																						TOTAL LAND VALUE - MARKET								105,000											
Interior Floo	11	CLAY TILE 50																																						TOTAL MARKET VALUE								683,086											
Interior Floo	14	CARPET 50																																						SOH/AGL Deduction								212,135											
Air Condition	03	CENTRAL 100																																						ASSESSED VALUE								470,951											
Heating Type	04	AIR DUCTED 100																																						TOTAL EXEMPTION VALUE								HX HB 50,722											
Bedrooms	6	100																																						BASE TAXABLE VALUE								420,229											
Bathrooms	4	100																																						TOTAL JUST VALUE								683,086											
Frame	02	WOOD FRAME 100																																						NCON VALUE								0											
Stories	2.	100																																						INCOME VALUE																			
Units	0	100																																						PREVIOUS YEAR MKT VALUE								661,356											
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	2,919	100	2005	2,919	393,110																																																						
FEP	238	80	2021	190	25,588																																																						
FGR	579	55	2005	318	42,826																																																						
FOP	63	30	2005	19	2,558																																																						
FUS	481	100	2005	481	64,778																																																						
TOTALS		4,280			3,927	528,861																																																					
EXTRA FEATURES										861615 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH										BLD DATE										LGL DATE										01/01/2019										KB									
L N	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	1,233.00	SF	4.00	4.00	100	2005	2005	3	84	4,143																																											
3	0910	SCRN RM L	0	100	28	59	1,652.00	SF	15.00	15.00	100	2007	2007	3	27	6,691																																											
4	0861	POOL GUNIT	0	100	20	32	640.00	SF	85.00	85.00	100	2007	2007	3	44	23,936																																											
5	0830	FLAGSTONE	0	100	0	0	1,012.00	SF	12.00	12.00	100	2007	2007	3	87	10,565																																											
6	0877	JACUZZI	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2007	2007	3	27	810																																											
LAND DESCRIPTION										TOTAL OB/XF										49,225																																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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																																										