LOT 427
NORTH HAMPTON PHASE 2 PB 6/328

STEELE FAMILY TRUST/STEELE GEORGE G III TRUSTEE
861627 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0427-0000

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

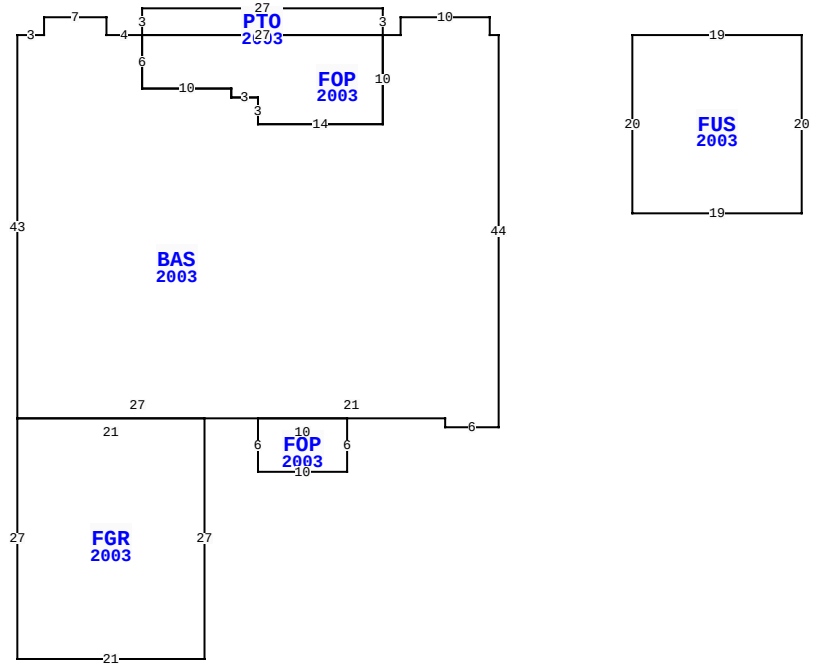
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,141	100	2003	2,141	301,524
FGR	567	55	2003	312	43,940
FOP	60	30	2003	18	2,535
FOP	221	30	2003	66	9,295
FUS	380	100	2003	380	53,516
PTO	81	5	2003	4	563
TOTALS	3,450			2,921	411,375

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,921	115.9725	153.08	447,147	2003	2008	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2023 Heated Area: 2521 HX Base Yr 2023



861627 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

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		411,375
TOTAL MARKET OB/XF VALUE		27,426
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		543,801
SOH/AGL Deduction		2,825
ASSESSED VALUE		540,976
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		490,254
TOTAL JUST VALUE		543,801
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		525,963

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004548	REPAIR/RRF	0	06/13/2020
B0414210	XFOB	8,402	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2762/1579	1/15/2025	WD	U	I	11	100
GRANTOR: STEELE GEORGE G III &						
GRANTEE: STEELE FAMILY TRUST						
2532/0034	1/24/2022	WD	Q	I	02	635,000
GRANTOR: STACY DOUGLAS JONAS &						
GRANTEE: STEELE GEORGE GILLA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W1 N2 W10 S2 W2 PTO=[YR=2003] N3 W27 S3 FOP=[YR=2003] S6 E10 S1 E3 S3 E14 N10 W27$ E27$ S10 W14 N3 W3 N1 W10 N6 W4 N2 W7 S2 W3 S43 FGR=[YR=2003] S27 E21 N27 W21$ E27 FOP=[YR=2003] S6 E10 N6 W10$ E21 S1 E6 N44$ PTR=E15 FUS=[YR=2003] E19 S20 W19 N20$ W15$.

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	1,165.00	SF	4.00	4.00	100	2003	2003	3	82	3,821	
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	0911	SCRN RM A	0	100	0	0	1,145.00	SF	17.50	17.50	100	2005	2005	3	22	4,408	
4	0845	KOOL DECK	0	100	0	0	789.00	SF	7.25	7.25	100	2005	2005	3	84	4,805	
5	0861	POOL GUNIT	0	100	0	0	336.00	SF	85.00	85.00	100	2005	2005	3	36	10,282	
6	0877	JACUZZI	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2005	2005	3	22	660	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	22	440	

LAND DESCRIPTION

TOTAL OB/XF 27,426

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 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