



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	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	2,501	100	2004	2,501	337,066
FGR	647	55	2004	356	47,979
FOP	48	30	2004	14	1,887
FSP	153	40	2004	61	8,221
FUS	678	100	2020	678	91,376
TOTALS	4,027			3,610	486,529

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT 3,500.00	
2	0812	CONCRETE C	0	100	0	0	1,190.00	SF 4.00	
3	0462	ST/AL FNC	0	100	0	0	349.00	SF 10.00	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,610	110.3760	145.70	525,977	2004	2009	0	0	0	7.50	92.50
1 SNGL FAM - 100% - 2023 Heated Area: 3179 HX Base Yr												
BLD DATE	03/29/2023					NW	LGL DATE					
XF DATE							LAND DATE					
INC DATE							AG DATE					

861681 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		486,529	
TOTAL MARKET OB/XF VALUE		8,113	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		622,142	
SOH/AGL Deduction		8,995	
ASSESSED VALUE		613,147	
TOTAL EXEMPTION VALUE		13	613,147
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		622,142	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		599,041	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009650	REPAIR/RRF	19,871	09/12/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2469/0241	6/09/2021	WD	Q	I	02	560,000
GRANTOR: WRYE RICHARD A & ERIN						
GRANTEE: ZITO MARK						
1223/0494	4/16/2004	WD	Q	I		325,500
GRANTOR: MORRISON HOMES INC						
GRANTEE: WRYE RICHARD A & ER						

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2004] W8 FSP=[YR=2004] W17 S9 E17 N9 \$ S9 W17 N9 W25 S51 FGR=[YR=2004] S23 E19 N2 E10 N15 FOP=[YR=2004] E8 N6 W8 S6 \$ N6 W29 \$ E37 S8 E13 N59 \$ PTR=E15 FUS=[YR=2020] S30 E7 S6 E11 N45 W8 S9 W10 \$ W15\$.									

LAND DESCRIPTION										TOTAL OB/XF														8,113									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV									
1	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500																