LOT 434
IN OR 1345/208
NORTH HAMPTON PHASE 2 PB 6/328

POLESE EDWIN A JR
861747 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034-8709

2025

12-2N-27-1460-0434-0000

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 60
Interior Floo	14	CARPET 40
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

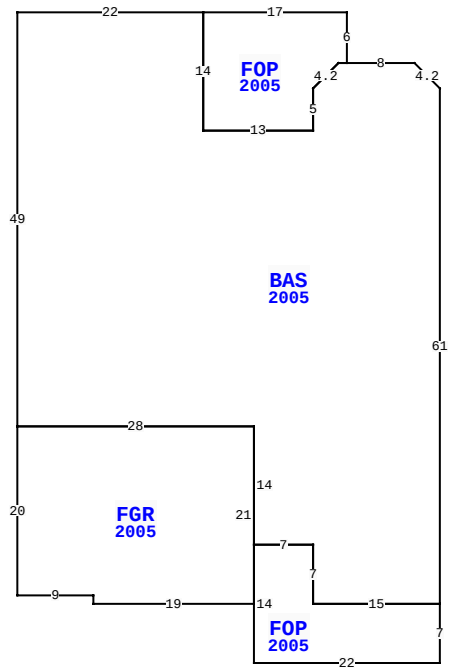
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,582	100	2005	2,582	363,743
FGR	579	55	2005	318	44,799
FOP	203	30	2005	61	8,593
FOP	211	30	2005	63	8,875
TOTALS	3,575			3,024	426,011

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,024	114.7608	151.48	458,076	2005	2010	0	0	0	7.00	93.00

1 SNGL FAM – 100% - 2007 Heated Area: 2582 HX Base Yr 2007



861747 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		426,011
TOTAL MARKET OB/XF VALUE		7,247
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		560,758
SOH/AGL Deduction		308,446
ASSESSED VALUE		252,312
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		196,590
TOTAL JUST VALUE		560,758
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		540,562

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19007795	REPAIR/RRF	23,975	07/23/2019
B19177	ADDITION	4,780	12/01/2006
E14558	ELEC OTHER	2,000	03/01/2005
M09367	MECH OTHER	0	03/01/2005
P08904	OTHER	0	02/01/2005
B0414136	NEW CONSTR	200,000	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1345/0208	8/26/2005	WD	Q	I		326,100
GRANTOR: MORRISON HOMES INC						
GRANTEE: POLESE EDWIN A JR &						
1197/1731	12/29/2003	WD	U	V	19	417,000
GRANTOR: NORTH HAMPTON LLC						
GRANTEE: MORRISON HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] U3 L3 W8FOP=[YR=2005] N6W17 S14E13N5 U3 R3 E1$W1 D3 L3 S5W13 N14W22S49FGR=[YR=2005] S20E9S1E19N21 W28$E28S14FOP=[YR=2005] S14E22N7W15 N7W7$E7S7E15N61$.

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	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	1,035.00	SF	4.00	4.00	100	2005	2005	3	84	3,478	
3	0910	SCRN RM L	0	100	10	17	170.00	SF	15.00	15.00	100	2007	2007	3	27	689	

LAND DESCRIPTION

TOTAL OB/XF 7,247

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	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							

REVIEW DATE 09/25/2019 BY TWX Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS