LOT 436
NORTH HAMPTON PHASE 2 PB 6/328

MOTAVALLI PETER & GERTRUD
861785 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0436-0000

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	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
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

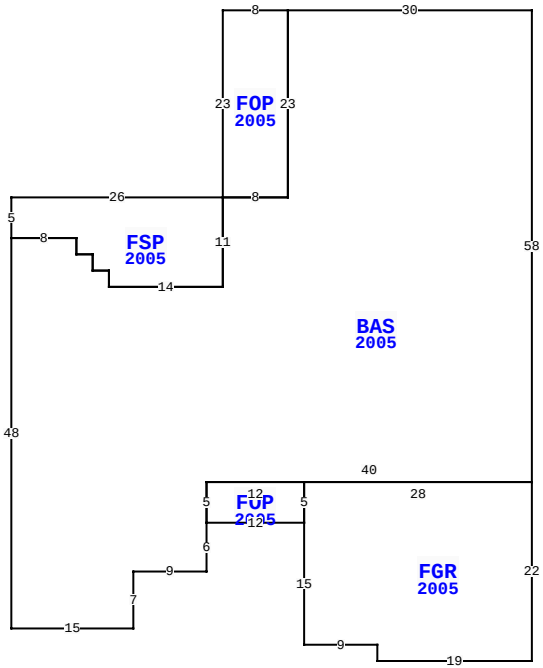
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,073	100	2005	3,073	416,130
FGR	598	55	2005	329	44,552
FOP	60	30	2005	18	2,437
FOP	184	30	2005	55	7,447
FSP	226	40	2005	90	12,187
TOTALS	4,141			3,565	482,753

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,565	111.5100	147.19	524,732	2005	2008	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2022 Heated Area: 3073 HX Base Yr 2022



861785 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		482,753
TOTAL MARKET OB/XF VALUE		26,831
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		637,084
SOH/AGL Deduction		126,141
ASSESSED VALUE		510,943
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		460,221
TOTAL JUST VALUE		637,084
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		616,270

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B16700	SCRN RM	7,479	09/01/2005
E14398	ELEC OTHER	2,000	02/01/2005
M09233	MECH OTHER	0	02/01/2005
B0515770	SWIM POOL	38,000	01/01/2005
B13911	NEW CONSTR	0	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2510/0021	10/29/2021	WD	Q	I	01	599,000
GRANTOR: KISNER GLENN L & SUSA						
GRANTEE: MOTAVALLI PETER & G						
2397/1132	10/02/2020	WD	Q	I	02	511,500
GRANTOR: O'BRIEN THOMAS A & BR						
GRANTEE: KISNER GLENN L & SU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W30 FOP=[YR=2005] W8 S23 FSP=[YR=2005] W26 S5 E8 S2 E2 S2 E2 S2 E14 N11$E8 N23$ S23 W8 S11 W14 N2 W2 N2 W2 N2 W8 S48E15 N7 E9 N6 FOP=[YR=2005] E12 FGR=[YR=2005] S15 E9 S2 E19 N22 W28 S5$ N5 W12 S5$ N5 E40 N58$.

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	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	22	440	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	
3	0910	SCRN RM L	0	100	0	0	1,107.00	SF	15.00	15.00	100	2005	2005	3	22	3,653	
4	0861	POOL GUNIT	0	100	0	0	527.00	SF	85.00	85.00	100	2005	2005	3	36	16,126	
5	0845	KOOL DECK	0	100	0	0	580.00	SF	7.25	7.25	100	2005	2005	3	84	3,532	

LAND DESCRIPTION

TOTAL OB/XF 26,831

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS