LOT 437
IN OR 1963/1513
NORTH HAMPTON PHASE 2 PB 6/328

VAUGHAN VINCENT & PATRICIA
861805 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0437-0000

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	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

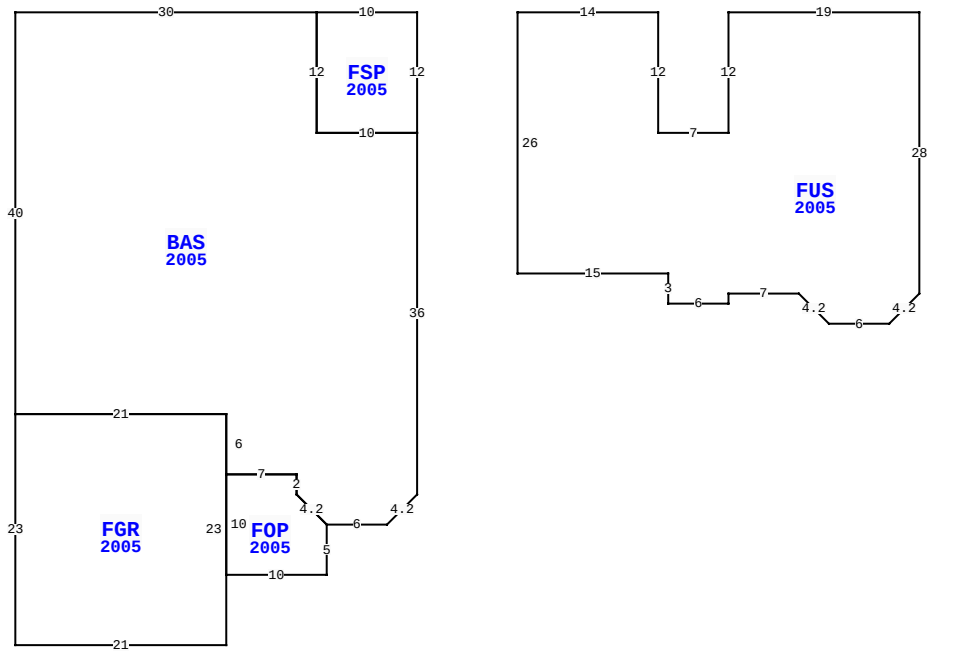
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,645	100	2005	1,645	216,788
FGR	483	55	2005	266	35,055
FOP	90	30	2005	27	3,558
FSP	120	40	2005	48	6,326
FUS	1,039	100	2005	1,039	136,926
TOTALS	3,377			3,025	398,652

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,025	110.3172	145.62	440,500	2005	2005	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2018 Heated Area: 2684 HX Base Yr 2018



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

861805 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		398,652
TOTAL MARKET OB/XF VALUE		4,869
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		531,021
SOH/AGL Deduction		202,946
ASSESSED VALUE		328,075
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		277,353
TOTAL JUST VALUE		531,021
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		512,090

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000023	NEW CONSTR	14,750	01/03/2022
E14532	ELEC OTHER	1,500	03/01/2005
M09518	MECH OTHER	0	03/01/2005
P09045	OTHER	0	02/01/2005
B14327	NEW CONSTR	380,900	02/01/2005
R07074	REPAIR/RRF	3,500	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1963/1513	6/18/2014	WD	Q	I	01	295,000
GRANTOR: WITMEYER MICHAEL J JR						
GRANTEE: VAUGHN VINCENT & PA						
1632/0933	7/24/2009	WD	Q	I	01	350,000
GRANTOR: INTERVEST CONSTRUCTIO						
GRANTEE: WITMEYER MICHAEL J						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2005] N12W10S12E10$BAS=[YR=2005]
W10N12W30S40FGR=[YR=2005] S23E21N23 W21$E21S6FOP=[YR=2005]
S10E10N5 U3 L3 N2W7$E7S2 D3 R3 E6 U3 R3 N36$ PTR=E10N12
FUS=[YR=2005] S26E15S3E6 N1E7 D3 R3 E6 U3 R3 N28W19S12W7
N12W14$S12W10$.

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	1,449.00	SF	4.00	4.00	100	2005	2005	3	84	4,869	

LAND DESCRIPTION

TOTAL OB/XF 4,869

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