LOT 443
NORTH HAMPTON PHASE 2 PB 6/328

COKER JACK D JR & SUSAN S
861889 N HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0443-0000

BUILDING CHARACTERISTICS

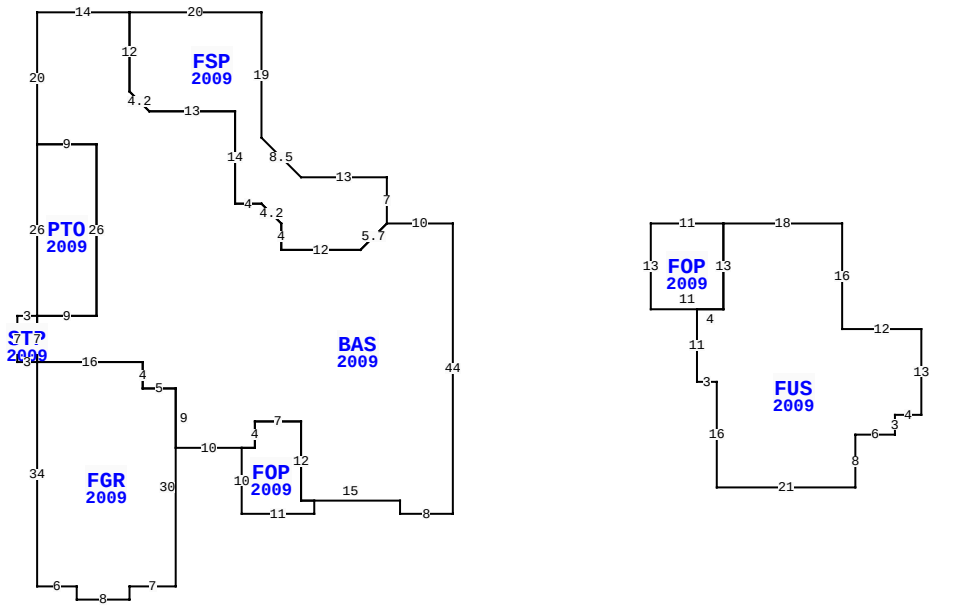
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,512	100	2009	2,512	317,125
FGR	710	55	2009	390	49,235
FOP	122	30	2009	37	4,671
FOP	143	30	2009	43	5,429
FSP	554	40	2009	222	28,027
FUS	976	100	2009	976	123,214
PTO	234	5	2009	12	1,515
STP	21	10	2009	2	253
TOTALS	5,272			4,194	529,467

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,194	103.3956	136.48	572,397	2009	2009	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2025 Heated Area: 3488 HX Base Yr 2025



BLD DATE	03/29/2023	NW	LGL DATE
XF DATE	08/10/2009	RK	LAND DATE 05/09/2025 MLU
INC DATE			AG DATE

861889 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		529,467
TOTAL MARKET OB/XF VALUE		20,494
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		899,961
SOH/AGL Deduction		427,211
ASSESSED VALUE		472,750
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		422,028
TOTAL JUST VALUE		899,961
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		779,813

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21399	CO ISSUED	0	02/20/2009
M14035	MECH OTHER	0	07/01/2008
P13273	OTHER	0	06/01/2008
B21399	NEW CONSTR	343,000	05/01/2008
E20818	ELEC OTHER	1,500	05/01/2008
R11255	REPAIR/RRF	63,500	05/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2720/553	4/30/2024	SW	U	I	30	692,500
GRANTOR: COKER FAMILY TRUST						
GRANTEE: COKER JACK D JR & S						
2204/0395	6/19/2018	QC	U	V	11	100
GRANTOR: COKER DAVID KYLE & JA						
GRANTEE: COKER FAMILY TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W10 FSP=[YR=2009] N7 W13 U6 L6 N19 W20 S12 D3 R3 E13 S14 E4 D3 R3 S4 E12 U4 R4 $ D4 L4 W12 N4 U3 L3 W4 N14 W13 U3 L3 N12 W14 S20 PTO=[YR=2009] S26 STP=[YR=2009] W3 S7 E3 FGR=[YR=2009] S34 E6 S2 E8 N2 E7 N30 W5 N4 W16 $ N7 $ E9 N26 W9 $ E9 S26 W9 S7 E16 S4 E5 S9 E10 FOP=[YR=2009] S10 E11 N2 W2 N12 W7 S4 W2 $ E2 N4 E7 S12 E15 S2 E8 N44 $ PTR= E30FOP=[YR=2009] E11 FUS=[YR=2009] E18 S16 E12 S13 W4 S3 W6 S8 W21 N16 W3 N11 E4 N13 $ S13 W11 N13 $ W30 $.

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	2009	2009	3	92	3,220	
2	0812	CONCRETE C	0	100	0	0	4,692.00	SF	4.00	4.00	100	2009	2009	3	89	16,704	
3	1126	CB/STC 8"	0	100	4	20	80.00	SF	8.00	8.00	100	2009	2009	3	89	570	

LAND DESCRIPTION

TOTAL OB/XF 20,494

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	000116	C	RES MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	2.00	175,000.00	350,000.00	350,000							

REVIEW DATE 06/07/2022 BY NW Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS