LOT 445
IN OR 1201/1013
NORTH HAMPTON PHASE 2 PB 6/328

LOYD DANIEL W
861740 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0445-0000

BUILDING CHARACTERISTICS

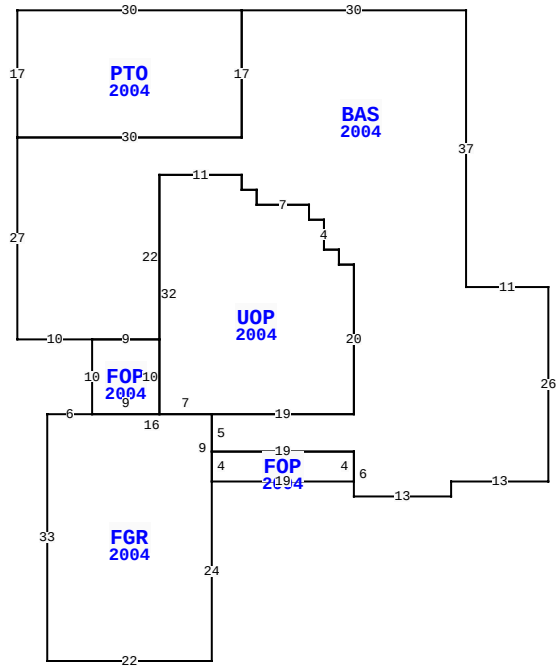
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,338	100	2004	2,338	319,376
FGR	726	55	2004	399	54,504
FOP	76	30	2004	23	3,142
FOP	90	30	2004	27	3,688
PTO	510	5	2004	26	3,551
UOP	744	20	2004	149	20,354
TOTALS	4,484			2,962	404,615

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,962	114.9855	151.78	449,572	2004	2004	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2006 Heated Area: 2338 HX Base Yr



861740 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

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		404,615
TOTAL MARKET OB/XF VALUE		27,167
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		559,282
SOH/AGL Deduction		2,187
ASSESSED VALUE		557,095
TOTAL EXEMPTION VALUE	13	557,095
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		559,282
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		541,395

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311514	SWIM POOL	23,500	09/23/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1201/1013	1/13/2004	WD	U	I	21	367,400
GRANTOR: INTERVEST CONSTRUCTIO						
GRANTEE: LOYD DANIEL W						
1134/0258	5/01/2003	WD	U	V	19	145,000
GRANTOR: NORTH HAMPTON LLC						
GRANTEE: INTERVEST CONSTRUCT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W30 PTO=[YR=2004] W30 S17 E30 N17 $ S17 W30 S27 E10 FOP=[YR=2004] S10 FGR=[YR=2004] W6 S33 E22 N24 FOP=[YR=2004] E19 N4 W19 S4 $ N9UOP=[YR=2004] E19 N20 W2 N2 W2 N4 W2 N2 W7 N2 W2 N2 W11 S32 E7 $ W16 $ E9 N10 W9 $ E9 N22 E11 S2 E2 S2 E7 S2 E2 S4 E2 S2 E2 S20 W19 S5 E19 S6 E13 N2 E13 N26 W11 N37 $.

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	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2004	2004	3	21	210	
2	0812	CONCRETE C	0	100	0	0	2,534.00	SF	4.00	4.00	100	2004	2004	3	83	8,413	
3	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	6,090	
4	0462	ST/AL FNC	0	100	0	0	19.00	SF	10.00	10.00	100	2004	2004	3	32	61	
5	1126	CB/STC 8"	0	100	0	0	80.00	SF	8.00	8.00	100	2004	2004	3	83	531	
6	0861	POOL GUNIT	0	100	18	20	360.00	SF	85.00	85.00	100	2004	2004	3	32	9,792	
7	0845	KOOL DECK	0	100	0	0	344.00	SF	7.25	7.25	100	2004	2004	3	83	2,070	

LAND DESCRIPTION

TOTAL OB/XF 27,167

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	000134	C	RES POND	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