LOT 446
IN OR 1986/36
NORTH HAMPTON PHASE 2 PB 6/328

HARGRAVE WILLIE E & MARILYN C
861754 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0446-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

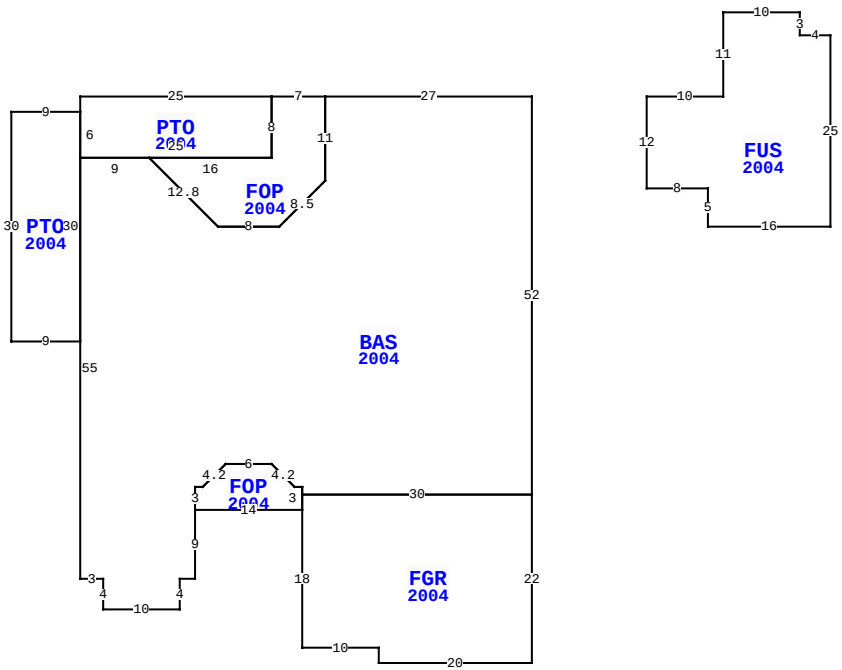
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	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	2,828	100	2004	2,828	377,173
FGR	640	55	2004	352	46,947
FOP	69	30	2004	21	2,801
FOP	205	30	2004	62	8,269
FUS	510	100	2004	510	68,019
PTO	200	5	2004	10	1,334
PTO	270	5	2004	14	1,868
TOTALS	4,722			3,797	506,409

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,797	112.2660	148.19	562,677	2004	2004	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2016 Heated Area: 3338 HX Base Yr 2016



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

861754 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		506,409
TOTAL MARKET OB/XF VALUE		9,289
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		643,198
SOH/AGL Deduction		270,182
ASSESSED VALUE		373,016
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		322,294
TOTAL JUST VALUE		643,198
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		619,242

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1986/0036	6/15/2015	WD	Q	I	02	390,000
GRANTOR: JASKI MARJORIE ET AL						
GRANTEE: HARGRAVE WILLIE E &						
1264/0216	10/06/2004	WD	Q	I		350,600
GRANTOR: MORRISON HOMES INC						
GRANTEE: JASKI MARJORIE TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W27 FOP=[YR=2004] W7 PTO=[YR=2004] W25 S2 PTO=[YR=2004] W9 S30 E9 N30 $ S6 E25 N8$ S8 W16 D9 R9 E8 U6 R6 N11$ S11 D6 L6 W8 U9 L9 W9 S55 E3 S4 E10 N4 E2 N9 FOP=[YR=2004] E14 FGR=[YR=2004] S18 E10 S2 E20 N22 W30 S2 $ N3 W1 U3 L3 W6 D3 L3 W1 S3$ N3 E1 U3 R3 E6 D3 R3 E1 S1 E30 N52 $ PTR= E15 FUS=[YR=2004] E10 N11 E10 S3 E4 S25 W16 N5 W8 N12 $ W15 $.

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	2004	2004	3	87	3,045	
2	0811	CONCRETE B	0	100	0	0	1,185.00	SF	5.20	5.20	100	2004	2004	3	83	5,114	
3	0910	SCRN RM L	0	100	0	0	314.00	SF	15.00	15.00	100	2006	2006	3	24	1,130	

LAND DESCRIPTION

TOTAL OB/XF 9,289

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 03/27/2023 BY NWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS