LOT 447
IN OR 2010/542
NORTH HAMPTON PHASE 2 PB 6/328

TRESCOT STEPHEN W & LESLIE B
861768 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0447-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

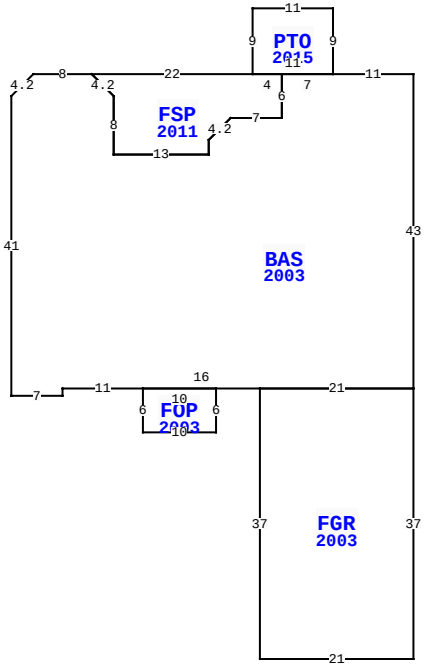
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,156	100	2003	2,156	293,206
FGR	777	55	2003	427	58,070
FOP	60	30	2003	18	2,448
FSP	212	40	2011	85	11,560
PTO	99	5	2015	5	680
TOTALS	3,304			2,691	365,963

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,691	115.1136	151.95	408,897	2003	2003	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2016 Heated Area: 2156 HX Base Yr 2016



861768 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		365,963
TOTAL MARKET OB/XF VALUE		8,612
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		502,075
SOH/AGL Deduction		195,045
ASSESSED VALUE		307,030
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		256,308
TOTAL JUST VALUE		502,075
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		484,703

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633565	ADDITION	13,264	12/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2010/0542	10/20/2015	SW	U	I	12	280,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: TRESCOT STEPHEN W &						
2005/0774	7/09/2015	SW	U	I	12	100
GRANTOR: US BANK NATIONAL ASSO						
GRANTEE: FEDERAL HOME LOAN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W11 PTO=[YR=2015] N9 W11 S9 FSP=[YR=2011] W22 D3 R3 S8 E13 N2 R3 U3 E7 N6 W4$ E11$ W7 S6 W7 D3 L3 S2 W13 N8 L3 U3 W8 D3 L3 S41 E7 N1 E11 FOP=[YR=2003] S6 E10 N6 W10$ E16 FGR=[YR=2003] S37 E21N37 W21$ E21 N43$.

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	2003	2003	3	86	3,010	
2	0812	CONCRETE C	0	100	0	0	1,708.00	SF	4.00	4.00	100	2003	2003	3	82	5,602	

LAND DESCRIPTION

TOTAL OB/XF 8,612

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