LOT 448
IN OR 1436/767
NORTH HAMPTON PHASE 2 PB 6/328

GRILLAERT MICHAEL J & JOAN B
861782 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0448-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

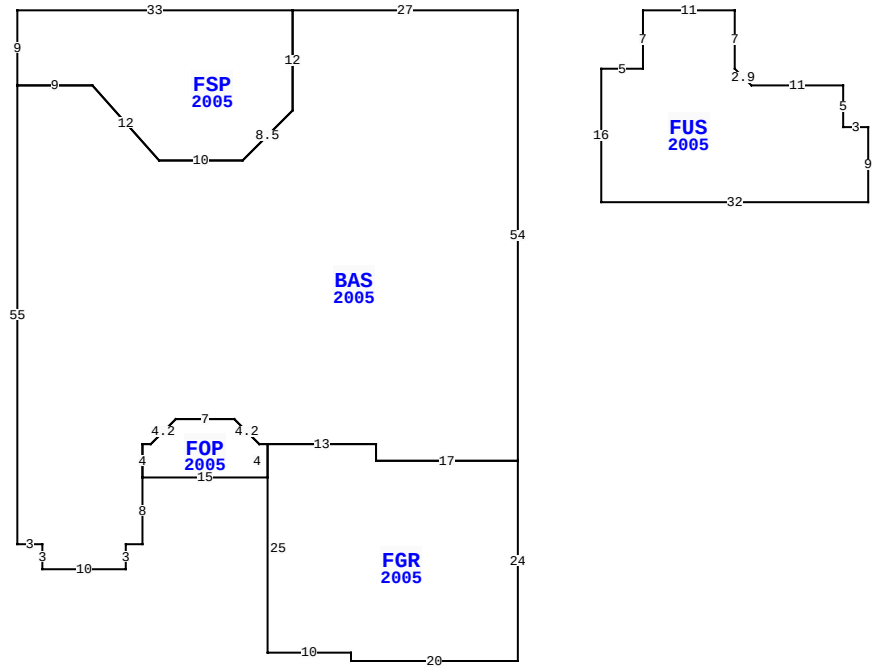
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	21	STONE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,875	100	2005	2,875	386,847
FGR	736	55	2005	405	54,495
FOP	90	30	2005	27	3,633
FSP	459	40	2005	184	24,758
FUS	544	100	2005	544	73,198
TOTALS	4,704			4,035	542,931

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,035	112.6356	148.68	599,924	2005	2005	0	0	0	9.50	90.50

1 SNGL FAM – 0% - 0 Heated Area: 3419 HX Base Yr



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

861782 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	542,931
TOTAL MARKET OB/XF VALUE	31,588
TOTAL LAND VALUE - MARKET	127,500
TOTAL MARKET VALUE	702,019
SOH/AGL Deduction	106,767
ASSESSED VALUE	595,252
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	595,252
TOTAL JUST VALUE	702,019
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	678,249

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B14402	ADDITION	9,900	02/01/2005
B13152	NEW CONSTR	0	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1436/0767	8/10/2006	PR	Q	I		630,000
GRANTOR: MELLONE-WENTZ KRISTY						
GRANTEE: GRILLAERT MICHAEL J						
1403/1160	4/12/2006	WD	U	I	07	100
GRANTOR: MORRISON HOMES INC						
GRANTEE: MELLONE JULIE L						

BUILDING NOTES

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	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	22	440	
2	0910	SCRN RM L	0	0	0	0	1,920.00	SF	15.00	15.00	100	2005	2005	3	22	6,336	
3	0812	CONCRETE C	0	0	0	0	1,191.00	SF	4.00	4.00	100	2005	2005	3	84	4,002	
4	0861	POOL GUNIT	0	0	0	0	372.00	SF	85.00	85.00	100	2005	2005	3	36	11,383	
5	0845	KOOL DECK	0	0	0	0	1,548.00	SF	7.25	7.25	100	2005	2005	3	84	9,427	

BUILDING DIMENSIONS

BAS=[YR=2005] W27FSP=[YR=2005] W33S9E9 D9 R8 E10 U6 R6
N12$S12 D6 L6 W10 L8 U9 W9S55E3S3E10N3E2N8 FOP=[YR=2005]
E15N4W1 U3 L3 W7 D3 L3 W1S4$N4E1 U3 R3 E7 D3 R3 E1
FGR=[YR=2005] S25E10S1E20N24W17N2W13 $E13S2E17N54$ PTR=E10S7
FUS=[YR=2005] S16E32N9W3N5W11 U2 L2 N7W11S7W5$ N7W10$.

LAND DESCRIPTION

TOTAL OB/XF 31,588

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	0		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