LOT 449
IN OR 1317/866
NORTH HAMPTON PHASE 2 PB 6/328

SHRUBSALL PETER H & H EILEEN
861802 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0449-0000

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

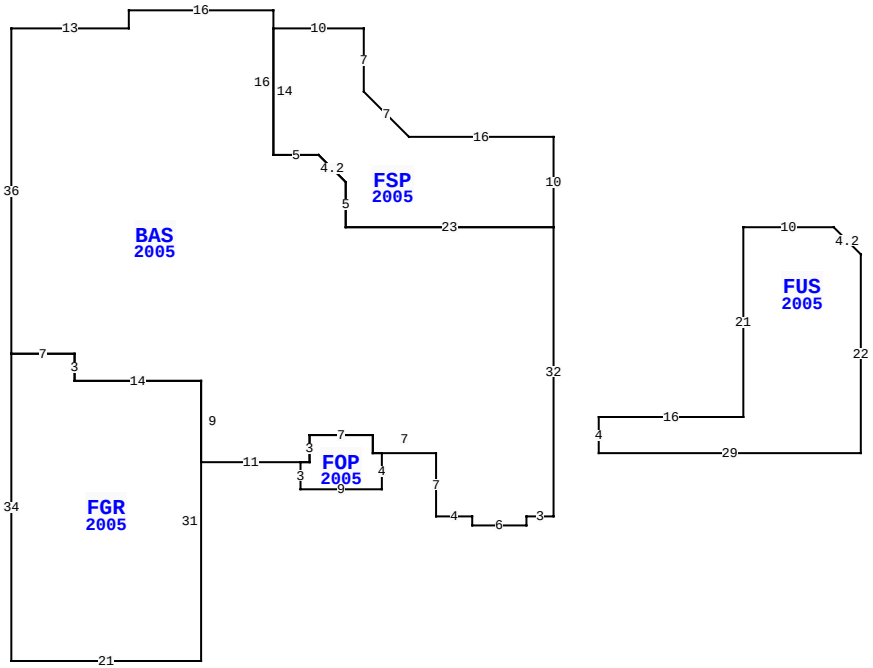
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4043.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,136	100	2005	2,136	289,633
FGR	672	55	2005	370	50,170
FOP	49	30	2005	15	2,034
FSP	383	40	2005	153	20,746
FUS	385	100	2005	385	52,205
TOTALS	3,625			3,059	414,789

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,059	113.5050	149.83	458,330	2005	2005	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2006 Heated Area: 2521 HX Base Yr 2006



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

861802 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		414,789
TOTAL MARKET OB/XF VALUE		26,765
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		569,054
SOH/AGL Deduction		225,956
ASSESSED VALUE		343,098
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		292,376
TOTAL JUST VALUE		569,054
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		550,723

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15024	ADDITION	6,474	04/01/2005
B14471	SWIM POOL	21,700	02/01/2005
M0509157	MECH OTHER	0	02/01/2005
B13910	NEW CONSTR	0	01/01/2005
E0414020	ELEC OTHER	1,800	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1317/0866	5/13/2005	WD	Q	I		498,900
GRANTOR: INTERVEST CONSTRUCTIO						
GRANTEE: SHRUBSALL PETER H &						
1184/0359	10/28/2003	WD	U	V	19	1,232,260
GRANTOR: NORTH HAMPTON LLC						
GRANTEE: INTERVEST CONSTRUCT						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2005] N10 W16 U5 L5 N7 W10 S14 E5 R3 D3 S5 E23$
BAS=[YR=2005] W23 N5 U3 L3 W5 N16 W16 S2 W13 S36
FGR=[YR=2005] S34 E21 N31 W14 N3 W7$ E7 S3 E14 S9 E11
FOP=[YR=2005] S3 E9 N4 W1 N2 W7 S3 W1$ E1 N3 E7 S2 E7 S7 E4
S1 E6 N1 E3 N32$ PTR=E5 S21 FUS=[YR=2005] S4 E29 N22 U3 L3
W10 S21 W16$ N21 W5$.

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	0861	POOL GUNIT	0	100	0	0	252.00	SF	85.00	85.00	100	2005	2005	3	36	7,711	
2	0845	KOOL DECK	0	100	0	0	678.00	SF	7.25	7.25	100	2005	2005	3	84	4,129	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	
4	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	22	440	
5	0812	CONCRETE C	0	100	0	0	2,481.00	SF	4.00	4.00	100	2005	2005	3	84	8,336	
6	0910	SCRN RM L	0	100	0	0	930.00	SF	15.00	15.00	100	2005	2005	3	22	3,069	

LAND DESCRIPTION

TOTAL OB/XF 26,765

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