

LOT 452
IN OR 2115/768
NORTH HAMPTON PHASE 2 PB 6/328

WAAS WILLIAM T & MARY LOU
861848 N HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0452-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	STANDARD															
Exterior Wall	16	WD FR STUC 90	0900	01	3,055	110.5104	145.87	445,633	2004	2004	0	0	10.00	90.00	VALUATION BY														
Exterior Wall	21	STONE 10	1 SNGL FAM - 100% - 2018												Heated Area: 2671			HX Base Yr 2018			Tax Group: 4			Tax Dist:			401,070		
Roof Structur	08	IRREGULAR 100													BUILDING MARKET VALUE			401,070											
Roof Cover	03	COMP SHNGL 100													TOTAL MARKET OB/XF VALUE			32,741											
Interior Wall	05	DRYWALL 100													TOTAL LAND VALUE - MARKET			127,500											
Interior Floo	11	CLAY TILE 50													TOTAL MARKET VALUE			561,311											
Interior Floo	14	CARPET 50													SOH/AGL Deduction			225,137											
Air Condition	03	CENTRAL 100													ASSESSED VALUE			336,174											
Heating Type	04	AIR DUCTED 100													TOTAL EXEMPTION VALUE			HX HB VX VP			280,084								
Bedrooms	04	3 100													BASE TAXABLE VALUE			56,090											
Bathrooms	04	2 100													TOTAL JUST VALUE			561,311											
Frame	02	WOOD FRAME 100													NCON VALUE			0											
Stories	1.	1. 100	INCOME VALUE																										
Units	0	0 100	PREVIOUS YEAR MKT VALUE			544,494																							
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	2,671	100	2004	2,671	350,657																								
FGR	579	55	2004	318	41,748																								
FOP	35	30	2004	10	1,313																								
FOP	187	30	2004	56	7,352																								
TOTALS		3,472		3,055	401,070																								
EXTRA FEATURES										861848 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH																			
L N	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	0812	CONCRETE C	0	100	0	0	1,160.00	SF	4.00	4.00	100	2004	2004	3	83	3,851													
3	0861	POOL GUNIT	0	100	0	0	392.00	SF	85.00	85.00	100	2006	2006	3	40	13,328													
4	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	24	480													
5	0845	KOOL DECK	0	100	0	0	924.00	SF	7.25	7.25	100	2006	2006	3	86	5,761													
6	0911	SCRN RM A	0	100	0	0	1,380.00	SF	17.50	17.50	100	2006	2006	3	24	5,796													
7	0877	JACUZZI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	24	480													
TOTAL OB/XF 32,741																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE												
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																													