LOT 455
ESMT PT OR 1430/1
EX MINERAL RIGHTS PT 1826/1193

MIRGOROD WALENTIN DEREK & PATRICIA
861936 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0455-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

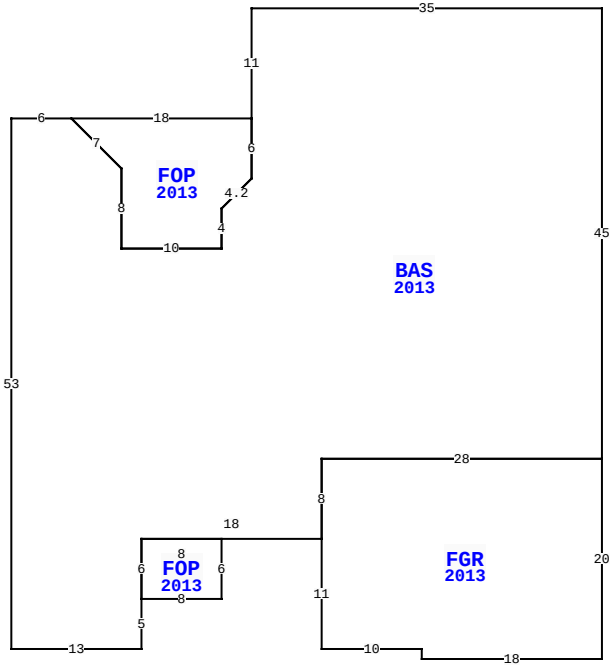
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,617	100	2013	2,617	361,513
FGR	550	55	2013	302	41,718
FOP	48	30	2013	14	1,934
FOP	165	30	2013	50	6,907
TOTALS	3,380			2,983	412,072

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,983	110.7414	146.18	436,055	2013	2013	0	0	0	5.50	94.50

1 SNGL FAM – 100% - 2020 Heated Area: 2617 HX Base Yr 2020



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

861936 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		412,072
TOTAL MARKET OB/XF VALUE		45,466
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		585,038
SOH/AGL Deduction		205,424
ASSESSED VALUE		379,614
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		328,892
TOTAL JUST VALUE		585,038
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		566,632

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21006882	POOL	56,500	07/20/2021
21006238	ADDITION	7,500	07/06/2021
B1327264	CO ISSUED	0	11/22/2013
B1327264	NEW CONSTR	0	06/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2307/0121	9/23/2019	WD	Q	I	02	378,000
GRANTOR: RELO DIRECT GOVERNMEN						
GRANTEE: MIRGOROD WALENTIN D						
2297/0286	5/25/2019	WD	U	I	37	378,000
GRANTOR: GODSAVE JEREMY T & AN						
GRANTEE: RELO DIRECT GOVERNM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W35 S11 FOP=[YR=2013] W18 D5 R5 S8 E10 N4 U3 R3 N6$ S6 D3 L3 S4 W10 N8 U5 L5 W6 S53 E13N5 FOP=[YR=2013] E8 N6 W8 S6 $ N6 E18 FGR=[YR=2013] S11 E10 S1 E18 N20 W28 S8 $ N8 E28 N45 $.

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	2013	2013	3	95	3,325	
2	0811	CONCRETE B	0	100	0	0	986.00	SF	5.20	5.20	100	2013	2013	3	93	4,768	
3	0462	ST/AL FNC	0	100	0	0	840.00	SF	10.00	10.00	100	2013	2013	3	68	5,712	
4	0911	SCRN RM A	0	100	0	0	700.00	SF	17.50	17.50	100	2022	2022	3	93	11,393	
5	0861	POOL GUNIT	0	100	0	0	162.00	SF	85.00	85.00	100	2022	2022	3	95	13,082	
6	0855	CONC PAVER	0	100	0	0	538.00	SF	10.00	10.00	100	2022	2022	3	99	5,326	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	93	1,860	

LAND DESCRIPTION

TOTAL OB/XF 45,466

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 03/15/2022 BY DJ Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS