

LOT 456
EX MINERAL RIGHTS PT 1826/1193
NORTH HAMPTON PHASE 3 PB 7/16

ALLAIN THOMAS G & MARY M
861952 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0456-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	21	STONE 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
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	2,346	100	2014	2,346	340,746
FGR	580	55	2014	319	46,333
FOP	30	30	2014	9	1,307
FSP	210	40	2025	84	12,201
FUS	560	100	2014	560	81,337
TOTALS	3,726			3,318	481,925

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0810	CONCRETE A	0	100	0	0	1,008.00	SF	6.50	6.50	100
2	0462	ST/AL FNC	0	100	225	4	900.00	SF	10.00	10.00	100
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100
5	0911	SCRN RM A	0	100	0	0	1,320.00	SF	17.50	17.50	100
6	0861	POOL GUNIT	0	100	0	0	526.00	SF	85.00	85.00	100
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100
8	0855	CONC PAVER	0	100	0	0	795.00	SF	10.00	10.00	100

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,318	115.8234	152.89	507,289	2014	2014	0	0	5.00	95.00
1 SNGL FAM - 100% - 2024											
Heated Area: 2906											
HX Base Yr 2024											

861952 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		481,925	
TOTAL MARKET OB/XF VALUE		92,313	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		701,738	
SOH/AGL Deduction		307,317	
ASSESSED VALUE		394,421	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		343,699	
TOTAL JUST VALUE		701,738	
NCON VALUE		77,760	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		613,180	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230015107	SCRN ENCLSR	11,280	11/27/2023
230012959	GUNITE POOL	100,000	10/09/2023
21016325	ADDITION	16,495	11/23/2021
B1328142	CO ISSUED	0	04/24/2014
B1328142	NEW CONSTR	351,687	12/01/2013

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2654/1786	7/18/2023	WD	Q	I	01
GRANTOR: SOUTHERLAND CLOYS E &					
GRANTEE: ALLAIN THOMAS G & M					
2592/1965	9/26/2022	WD	Q	I	02
GRANTOR: EAKINS RICHARD S & CO					
GRANTEE: SOUTHERLAND CLOYS E					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2014;ORIG=0,0] W17 S14 W15 N14 W3 U2L2 W6 D2L2 W3 S66											
E13 N3 N5 E6 N12 E29 N46 \$											
FGR=[YR=2014;ORIG=-29,63] S3 E29 N20 W29 S12 S5 \$											
FUS=[YR=2014;ORIG=20,4] E20 S28 W20 N28 \$											
FSP=[YR=2025;ORIG=-17,0] W15 S14 E15 N14 \$											
FOP=[YR=2014;ORIG=-35,63] E6 N5 W6 S5 \$											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT	