LOT 463
IN OR 1921/956
EX MINERAL RIGHTS PT 1826/1193

MARTIN BRIAN W
862056 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0463-0000

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 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

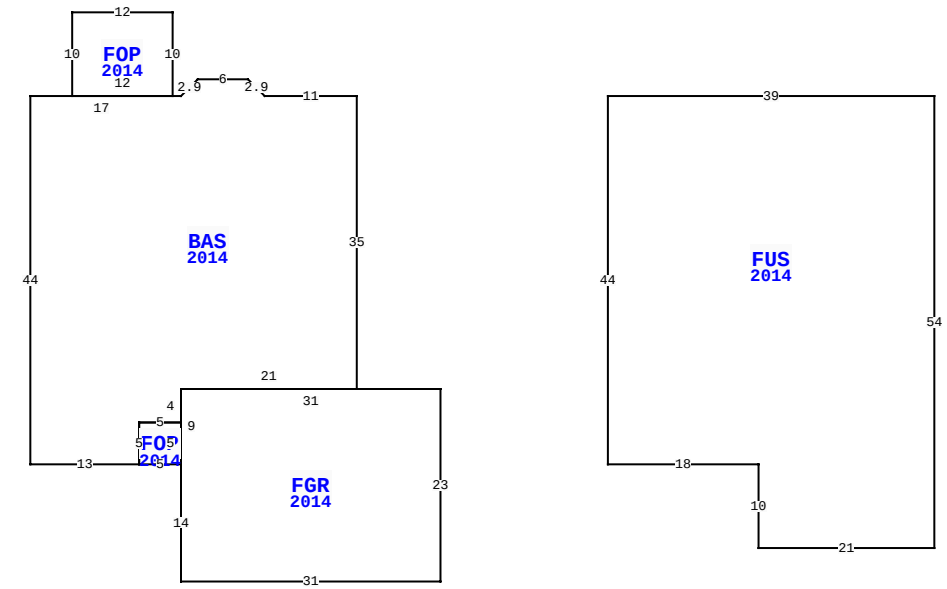
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4043.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,518	100	2014	1,518	204,893
FGR	713	55	2014	392	52,910
FOP	25	30	2014	8	1,080
FOP	120	30	2014	36	4,859
FUS	1,926	100	2014	1,926	259,964
TOTALS	4,302			3,880	523,706

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,880	107.6355	142.08	551,270	2014	2014	0	0	0	5.00	95.00

1 SNGL FAM – 100% - 2015 Heated Area: 3444 HX Base Yr 2015



862056 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		523,706
TOTAL MARKET OB/XF VALUE		6,073
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		634,779
SOH/AGL Deduction		251,599
ASSESSED VALUE		383,180
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		327,458
TOTAL JUST VALUE		634,779
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		609,662

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327300	CO ISSUED	0	01/27/2014
E1326518	NEW CONSTR	0	08/01/2013
B1327300	NEW CONSTR	385,850	06/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1921/0956	5/29/2014	SW	Q	I	02	300,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: MARTIN BRIAN W						
1826/1193	11/13/2012	WD	U	V	11	100
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: DRH ENERGY INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W11 U2 L2 W6 D2 L2 W1 FOP=[YR=2014] N10 W12 S10 E12 $ W17 S44 E13 FOP=[YR=2014] E5 FGR=[YR=2014] S14 E31 N23 W31 S9 $ N5 W5 S5 $ N5 E5 N4 E21 N35 $ PTR= E30 FUS=[YR=2014] E39 S54 W21 N10 W18 N44 $ W30 $.

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	0810	CONCRETE A	0	100	0	0	994.00	SF	6.50	6.50	100	2014	2014	3	94	6,073	

LAND DESCRIPTION

TOTAL OB/XF 6,073

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	000140	C	RES GOLF	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	105,000.00	105,000.00	105,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/30/2025 BY SYS