



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

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Quality	04	Quality Level 04
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DOR CODE	0100	SINGLE FAMILY
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MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4043.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,509	100	2018	2,509	356,712
FGR	851	55	2018	468	66,537
FOP	126	30	2018	38	5,403
FSP	368	40	2018	147	20,900
FUS	450	100	2018	450	63,978

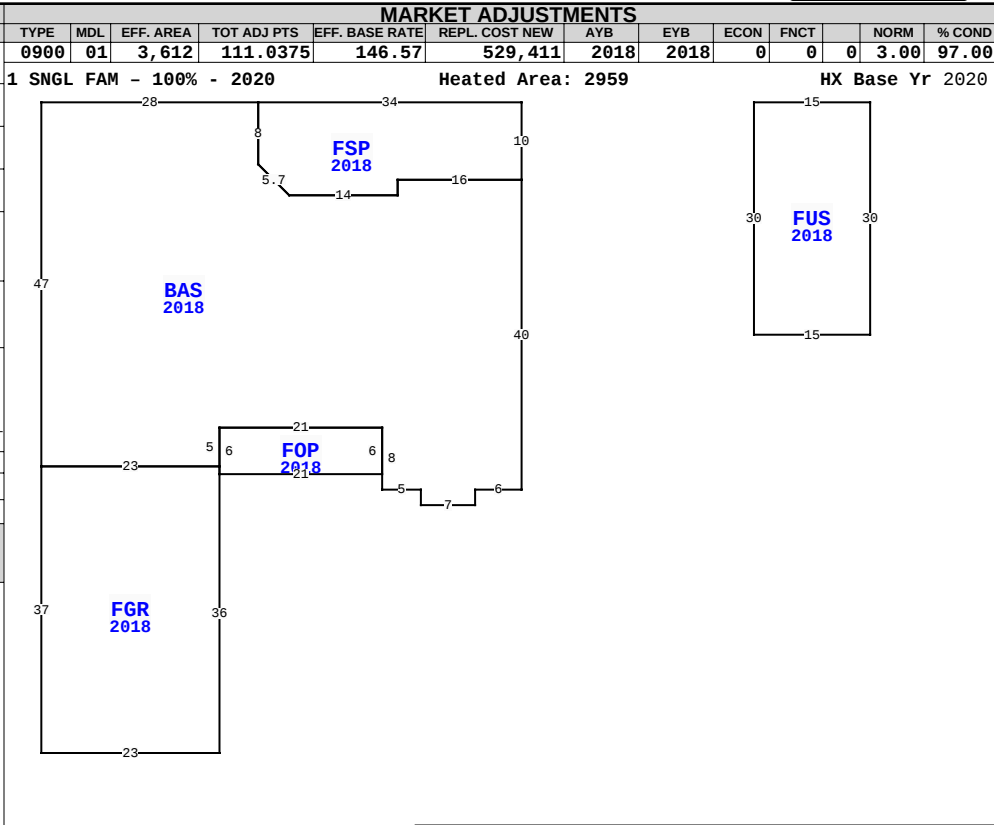
TOTALS	4,304			3,612	513,529
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EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0504	FP-ELECTRI
2	0855	CONC PAVER
3	0810	CONCRETE A
4	1124	CB/STC 4"

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	98	1,960	
2	0855	CONC PAVER	0	100	0	0	1,676.00	SF	10.00	10.00	100	2018	2018	3	97	16,257	
3	0810	CONCRETE A	0	100	20	6	120.00	SF	6.50	6.50	100	2018	2018	3	97	757	
4	1124	CB/STC 4"	0	100	22	4	88.00	SF	6.50	6.50	100	2018	2018	3	97	555	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000140	C

REVIEW DATE	04/09/2021	BY	NWA
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862098 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

862098 NORTH HAMPTON CLUB WAY, FERNANDO REACH										AG DATE	
IN DATE											
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1.00	UT	2,000.00	2,000.00	100	2018	2018	3	98	1,960		
1,676.00	SF	10.00	10.00	100	2018	2018	3	97	16,257		
120.00	SF	6.50	6.50	100	2018	2018	3	97	757		
88.00	SF	6.50	6.50	100	2018	2018	3	97	555		

TOTAL OB/XF											19,529	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA	
PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	105,000.00	105,000.00	1	

Total Acres: 0.00	Total Land Value: 105,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		513,529	
TOTAL MARKET OB/XF VALUE		19,529	
TOTAL LAND VALUE - MARKET		105,000	
TOTAL MARKET VALUE		638,058	
SOH/AGL Deduction		268,635	
ASSESSED VALUE		369,423	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		318,701	
TOTAL JUST VALUE		638,058	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		613,341	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1900695	CO ISSUED	0	01/23/2019
18003850	NEW CONSTR	343,828	04/16/2018

SALES DATA		
OFF RECORD Number	DATE	TYPE INST
2513/0703	10/14/2021	TD U
GRANTOR: GOOD CHARLES T REVOCA		RSN CD
GRANTEE: GOOD CHARLES & MONI		SALE PRICE
2268/0070		11
GRANTOR: GOOD CHARLES T & MONI		100
GRANTEE: GOOD CHARLES T REV		

BUILDING NOTES		
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BUILDING DIMENSIONS		
FSP=[YR=2018] W34	BAS=[YR=2018] W28	S47
FGR=[YR=2018] S37	E23	N36
FOP=[YR=2018] E21	N6	W21
S6\$ N1	W23\$ E23	N5
E21	S8	E5
S2	E7	N2
E6	N40	W16
S2	W14	U4
L4	N8\$ S8	D4
R4	E14	N2
E16	N10\$ PTR=[YR=2018]	E30
FUS=[YR=2018]	E15	S30
W15	N30\$	W30\$

OTHER ADJUSTMENTS AND NOTES		
YEAR	DENSITY	DECL
FRZ	YR	CONSRV