LOT 469
NORTH HAMPTON PHASE 3 PB 7/16

GRAHAM MICHAEL & TRACI ALLISON
862144 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0469-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

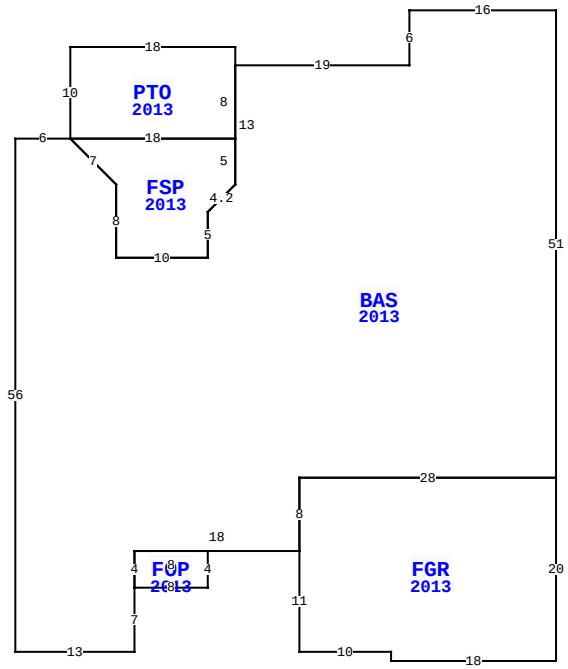
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,788	100	2013	2,788	391,378
FGR	550	55	2013	302	42,395
FOP	32	30	2013	10	1,404
FSP	162	40	2013	65	9,125
PTO	180	5	2013	9	1,263
TOTALS	3,712			3,174	445,566

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,174	112.5390	148.55	471,498	2013	2013	0	0	0	5.50	94.50

1 SNGL FAM – 0% - 2023 Heated Area: 2788 HX Base Yr



862144 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

BLD DATE	03/29/2023	NW	LGL DATE
XF DATE	09/16/2020	KKA	LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	445,566
TOTAL MARKET OB/XF VALUE	4,565
TOTAL LAND VALUE - MARKET	105,000
TOTAL MARKET VALUE	555,131
SOH/AGL Deduction	0
ASSESSED VALUE	555,131
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	555,131
TOTAL JUST VALUE	555,131
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	533,777

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M17779	H/AC	0	12/01/2012
E1225571	NEW CONSTR	0	11/01/2012
B26398	NEW CONSTR	301,007	09/03/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2539/1339	2/15/2022	WD	Q	I	01	570,000
GRANTOR: LONG BARBARA M						
GRANTEE: GRAHAM MICHAEL & TR						
2472/1002	6/22/2021	WD	Q	I	01	442,300
GRANTOR: HUSTELL NEAL P & TINA						
GRANTEE: LONG BARBARA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W16 S6 W19 PTO=[YR=2013] N2 W18 S10 FSP=[YR=2013] D5 R5 S8 E10 N5 U3 R3 N5 W18 $ E18 N8 $ S13 D3 L3 S5 W10 N8 U5 L5 W6 S56 E13 N7 FOP=[YR=2013] E8 N4 W8 S4 $ N4 E18 FGR=[YR=2013] S11 E10 S1 E18 N20 W28 S8 $ N8 E28 N51 $.

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	0811	CONCRETE B	0	0	0	0	944.00	SF	5.20	5.20	100	2013	2013	3	93	4,565	

LAND DESCRIPTION

TOTAL OB/XF 4,565

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	105,000.00	105,000.00	105,000							

REVIEW DATE 10/30/2024 BY DC Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/30/2025 BY SYS