

LOT 470
IN OR 2468/1875
EX MINERAL RIGHTS

RD RICE FAMILY TRUST/RICE ROBERT P TRUSTEE
862160 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0470-0000



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	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	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	1,720	100	2013	1,720	228,385
FGR	578	55	2013	318	42,224
FOP	100	30	2013	30	3,983
FSP	192	40	2013	77	10,224
FUS	1,982	100	2013	1,982	263,174
TOTALS	4,572			4,127	547,991

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	914.00	SF	5.20	5.20	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000140	C	RES GOLF	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	4,127	106.4448	140.51	579,885	2013	2013	0	0	5.50	94.50
1 SNGL FAM - 100% - 2014											
Heated Area: 3702											
HX Base Yr 2014											

862160 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH											
BLD DATE 03/29/2023 NW LGL DATE											
XF DATE INC DATE LAND DATE AG DATE											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						547,991					
TOTAL MARKET OB/XF VALUE						7,745					
TOTAL LAND VALUE - MARKET						105,000					
TOTAL MARKET VALUE						660,736					
SOH/AGL Deduction						270,764					
ASSESSED VALUE						389,972					
TOTAL EXEMPTION VALUE						50,722					
BASE TAXABLE VALUE						339,250					
TOTAL JUST VALUE						660,736					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						634,510					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1226399	CO ISSUED	0	03/27/2013
M1217801	NEW CONSTR	0	12/01/2012
B26399	NEW CONSTR	411,133	09/03/2012

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2468/1875	6/08/2021	WD	U	I	11	100	
GRANTOR: RICE ROBERT P & DEBRA							
GRANTEE: RD RICE FAMILY TRUS							
1955/1962	11/25/2014	QC	U	I	11	100	
GRANTOR: DRH ENERGY INC							
GRANTEE: RICE ROBERT P & DEB							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2013] W22 FSP=[YR=2013] N12 W16 S12 E16 \$ W26 S44 FOP=[YR=2013] S5 E20 FGR=[YR=2013] S1 E10 S1 E18 N21 W28 S19 \$ N5 W20 \$ E20 N14 E28 N30 \$ PTR= E30 FUS=[YR=2013] E48 S49 W18 S1 W10 N20 W20 N30 \$ W30 \$.											