

LOT 473
IN OR 1862/860
NORTH HAMPTON PHASE 3 PB 7/16

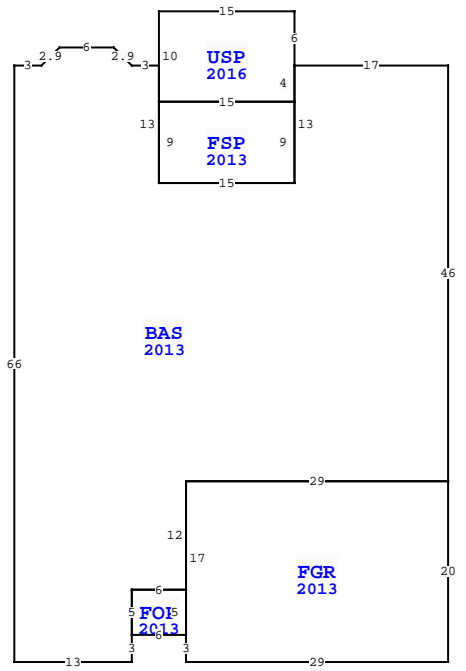
DODGE KAREN E
862204 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0473-0000

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|------------------|------|
| ELEMENT | CD | | |
| 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 | | N/A | 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 |
| BAS | 2,361 | 100 | 2013 |
| FGR | 580 | 55 | 2013 |
| FOP | 30 | 30 | 2013 |
| FSP | 135 | 40 | 2013 |
| USP | 150 | 30 | 2016 |
| TOTALS | 3,256 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0900 | 01 | 2,788 | 119.4480 | 157.67 | 439,584 | 2013 | 2013 | 0 | 0 | 5.50 | 94.50 |
| 1 SNGL FAM - 100% - 2017 Heated Area: 2361 HX Base Yr 2017 | | | | | | | | | | | |



| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 4 |
|---------------------------|--|-------------|---|
| VALUATION SUMMARY | | | |
| VALUATION BY | | STANDARD | |
| Tax Group: 4 | | Tax Dist: | |
| BUILDING MARKET VALUE | | 415,407 | |
| TOTAL MARKET OB/XF VALUE | | 16,367 | |
| TOTAL LAND VALUE - MARKET | | 105,000 | |
| TOTAL MARKET VALUE | | 536,774 | |
| SOH/AGL Deduction | | 186,833 | |
| ASSESSED VALUE | | 349,941 | |
| TOTAL EXEMPTION VALUE | | 55,722 | |
| BASE TAXABLE VALUE | | 294,219 | |
| TOTAL JUST VALUE | | 536,774 | |
| NCON VALUE | | 0 | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | 517,361 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| B1632040 | SCRNROOM | 0 | 04/08/2016 |
| B1226567 | CO ISSUED | 0 | 04/24/2013 |
| M1317882 | H/AC | 0 | 01/01/2013 |
| P1216222 | NEW CONSTR | 0 | 11/01/2012 |
| B1226567 | NEW CONSTR | 280,872 | 11/01/2012 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2030/0882 | 2/18/2016 | QC | U | I | 11 | 100 |
| GRANTOR: DRH ENERGY INC | | | | | | |
| GRANTEE: DODGE HARLAND P III | | | | | | |
| 1862/0860 | 6/14/2013 | SW | U | I | 11 | 100 |
| GRANTOR: D R HORTON INC-JACKSO | | | | | | |
| GRANTEE: DODGE HARLAND P III | | | | | | |

| EXTRA FEATURES | | | | | | | | | | | |
|----------------|------------|-------------|---------|-----|-----|----------|----|--------|----------------|-----------|---------|
| L N | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1 | 0810 | CONCRETE A | 0 | 100 | 0 | 914.00 | UT | 6.50 | 6.50 | 100 | 2013 |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 436.00 | SF | 6.50 | 6.50 | 100 | 2014 |
| 3 | 0463 | FENCE GATE | 0 | 100 | 0 | 2.00 | UT | 300.00 | 300.00 | 100 | 2014 |
| 4 | 0462 | ST/AL FNC | 0 | 100 | 270 | 1,080.00 | SF | 10.00 | 10.00 | 100 | 2014 |
| TOTALS | | | | | | | | | | | |

| BUILDING NOTES | |
|----------------|--|
| | |

| BUILDING DIMENSIONS | |
|--|--|
| BAS=[YR=2013] W17 USP=[YR=2016] N6 W15 S10 FSP=[YR=2013] S9 E15 N9 W15 \$ E15 N4 \$ S13 W15 N13 W3 U2 L2 W6 D2 L2 W3 S66 E13 N3 FOP=[YR=2013] E6 FGR=[YR=2013] S3 E29 N20 W29 S17 \$ N5 W6 S5 \$ N5 E6 N12 E29 N46 \$. | |

| LAND DESCRIPTION | | | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-------------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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 | | | | | | | |