

COGAN JEFFERY J & LEESHA ELIZABETH
862218 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

12-2N-27-1460-0474-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																						
Exterior Wall		16	WD FR STUC 100		0900	01	3,258	116.0166	153.14	498,930	2013	2013		0	0	5.50	94.50	VALUATION BY		STANDARD																			
Roof Structur		08	IRREGULAR 100		1 SNGL FAM - 100% - 2021													Heated Area: 2937					HX Base Yr 2021					Tax Group: 4		Tax Dist:									
Roof Cover		03	COMP SHNGL 100																				471,489																
Interior Wall		05	DRYWALL 100																				5,010																
Interior Floo		11	CLAY TILE 70																				127,500																
Interior Floo		14	CARPET 30																				603,999																
Air Condition		03	CENTRAL 100																				273,462																
Heating Type		04	AIR DUCTED 100																				330,537																
Bedrooms			4 100																				50,722					HX HB											
Bathrooms			3.5 100																				279,815																
Frame		02	WOOD FRAME 100																				603,999																
Stories		2.	2. 100																				0																
Units		00	0 100																				INCOME VALUE																
Occupancy		00	NONE 100																				581,415					PREVIOUS YEAR MKT VALUE											
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	1,455	100	2013	1,455	210,564																																		
FGR	460	55	2013	253	36,613																																		
FOP	87	30	2013	26	3,763																																		
FOP	120	30	2013	36	5,210																																		
FUS	1,482	100	2013	1,482	214,471																																		
PTO	120	5	2013	6	868																																		
TOTALS		3,724			3,258	471,489																																	
EXTRA FEATURES					862218 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH															BLD DATE 03/29/2023 NW					LGL DATE														
																				XF DATE					LAND DATE														
																				INC DATE					AG DATE														
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	0811	CONCRETE B	0	100	0	0		1,036.00	SF	5.20		5.20	100	2013	2013	3	93	5,010																					