LOT 476
IN OR 1905/1024
EX MINERAL RIGHTS PT 1826/1193

KOSCIULEK SUSAN J TRUSTEE
862246 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0476-0000

BUILDING CHARACTERISTICS

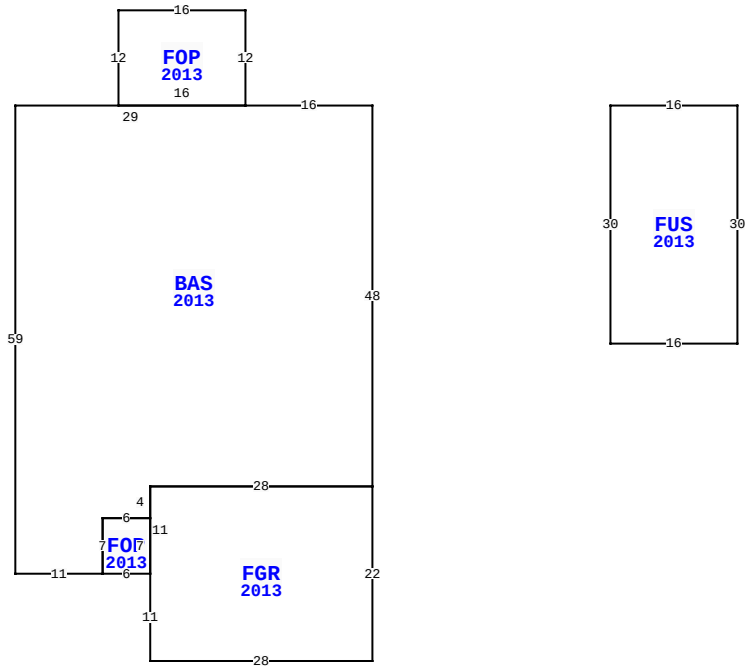
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,305	100	2013	2,305	322,464
FGR	616	55	2013	339	47,426
FOP	42	30	2013	13	1,819
FOP	192	30	2013	58	8,114
FUS	480	100	2013	480	67,151
TOTALS	3,635			3,195	446,974

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,195	112.1526	148.04	472,988	2013	2013	0	0	0	5.50	94.50

1 SNGL FAM – 100% - 2015 Heated Area: 2785 HX Base Yr 2015



862246 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

BLD DATE	03/29/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		446,974
TOTAL MARKET OB/XF VALUE		4,381
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		578,855
SOH/AGL Deduction		236,695
ASSESSED VALUE		342,160
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		291,438
TOTAL JUST VALUE		578,855
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		557,441

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327471	CO ISSUED	0	01/23/2014
P1316770	NEW CONSTR	0	08/01/2013
B1327471	NEW CONSTR	316,219	07/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1905/1024	2/25/2014	SW	Q	I	02	304,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: KOSCIULEK SUSAN J T						
1826/1193	11/13/2012	WD	U	V	11	100
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: DRH ENERGY INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W16 FOP=[YR=2013] N12 W16 S12 E16 $ W29 S59 E11 FOP=[YR=2013] E6 FGR=[YR=2013] S11 E28 N22 W28 S11 $ N7 W6 S7 $ N7 E6 N4 E28 N48 $ PTR= E30 FUS=[YR=2013] E16 S30 W16 N30 $ W30$.

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	100	0	0	906.00	SF	5.20	5.20	100	2013	2013	3	93	4,381	

LAND DESCRIPTION

TOTAL OB/XF 4,381

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	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS