LOT 479
EX MINERAL RIGHTS PT 1826/1193
NORTH HAMPTON PHASE 3 PB 7/16

POOLE WESLEY R & DEBRA A L/E/
862290 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0479-0000

BUILDING CHARACTERISTICS

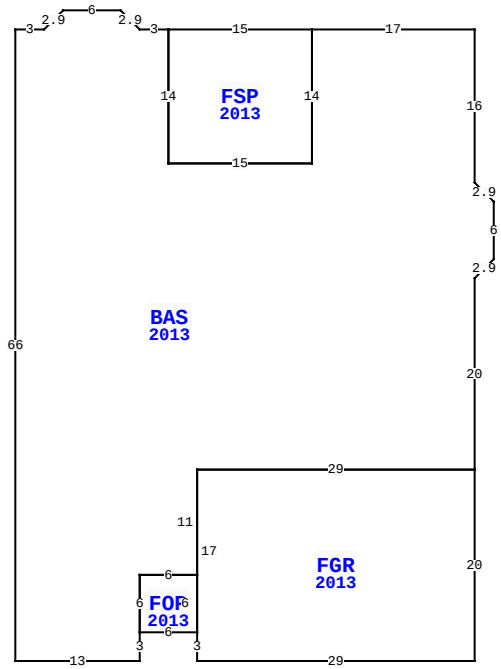
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,356	100	2013	2,356	343,336
FGR	580	55	2013	319	46,487
FOP	36	30	2013	11	1,603
FSP	210	40	2013	84	12,242
TOTALS	3,182			2,770	403,668

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,770	116.8272	154.21	427,162	2013	2013	0	0	0	5.50	94.50

1 SNGL FAM – 100% - 2015 Heated Area: 2356 HX Base Yr 2015



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

862290 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		403,668
TOTAL MARKET OB/XF VALUE		4,106
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		535,274
SOH/AGL Deduction		316,663
ASSESSED VALUE		218,611
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		167,889
TOTAL JUST VALUE		535,274
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		515,928

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1327262	CO ISSUED	0	10/30/2013
B1327262	NEW CONSTR	0	06/01/2013
B1327262	NEW CONSTR	0	06/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2802/1478	7/16/2025	LE	U	I	11	100
GRANTOR: POOLE WESLEY R & DEBR						
GRANTEE: POOLE WESLEY R & DE						
1897/0425	12/27/2013	WD	Q	I	01	307,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: POOLE WESLEY R & DE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W17 FSP=[YR=2013] W15 S14 E15 N14 $ S14 W15 N14 W3 U2 L2 W6 D2 L2 W3 S66 E13 N3 FOP=[YR=2013] E6 FGR=[YR=2013] S3 E29 N20 W29 S17 $ N6 W6 S6 $N6 E6 N11 E29 N20 U2 R2 N6 U2 L2 N16 $.

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	849.00	SF	5.20	5.20	100	2013	2013	3	93	4,106	

LAND DESCRIPTION

TOTAL OB/XF 4,106

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