LOT 480
IN OR 1868/846
NORTH HAMPTON PHASE 3 PB 7/16

RICE AMBER/RICE JARET
862306 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0480-0000

BUILDING CHARACTERISTICS

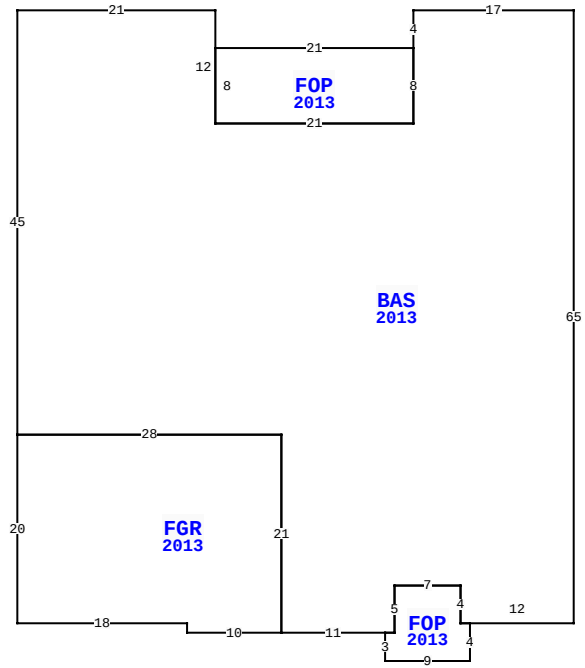
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	3,007	100	2013	3,007	409,079
FGR	570	55	2013	314	42,717
FOP	63	30	2013	19	2,585
FOP	168	30	2013	50	6,802
TOTALS	3,808			3,390	461,183

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,390	109.0614	143.96	488,024	2013	2013	0	0	0	5.50	94.50

1 SNGL FAM – 50% - 2014 Heated Area: 3007 HX Base Yr 2014



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

862306 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		461,183
TOTAL MARKET OB/XF VALUE		64,113
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		652,796
SOH/AGL Deduction		265,819
ASSESSED VALUE		386,977
TOTAL EXEMPTION VALUE	HA HAB	50,722
BASE TAXABLE VALUE		336,255
TOTAL JUST VALUE		652,796
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		632,057

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21003150	POOL ENCL	12,060	03/16/2021
20009191	SWIM POOL	57,868	10/01/2020
B1326765	CO ISSUED	0	07/11/2013
M1318070	H/AC	0	05/01/2013
B1326765	NEW CONSTR	350,176	01/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1938/1379	9/08/2014	QC	U	I	11	100
GRANTOR: DRH ENERGY INC						
GRANTEE: RICE JARET & AMBER						
1868/0846	7/16/2013	SW	Q	I	02	295,300
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: RICE JARET & AMBER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W17 S4 FOP=[YR=2013] S8 W21 N8 E21 $S8 W21 N12 W21 S45 FGR=[YR=2013] S20 E18 S1 E10 N21 W28 $ E28 S21 E11 FOP=[YR=2013] S3 E9 N4 W1 N4 W7 S5 W1 $ E1 N5 E7 S4 E12 N65 $.

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	50	0	0	1,118.00	SF	5.20	5.20	100	2013	2013	3	93	5,407	
2	0462	ST/AL FNC	0	50	0	0	600.00	SF	10.00	10.00	100	2020	2020	3	90	5,400	
3	0463	FENCE GATE	0	50	0	0	2.00	UT	300.00	300.00	100	2020	2020	3	95	570	
4	0861	POOL GUNIT	0	50	19	16	304.00	SF	85.00	85.00	100	2021	2021	3	93	24,031	
5	0911	SCRN RM A	0	50	43	28	1,204.00	SF	17.50	17.50	100	2021	2021	3	90	18,963	
6	0855	CONC PAVER	0	50	0	0	984.00	SF	10.00	10.00	100	2021	2021	3	99	9,742	

LAND DESCRIPTION

TOTAL OB/XF 64,113

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	50		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							

REVIEW DATE 06/01/2021 BY NW Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS