LOT 485
IN OR 1789/1712
NORTH HAMPTON PHASE 3 PB 7/16

VASANTHAKUMAR SINNATHURAI & MAHALUXMY
862399 N HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0485-0000

BUILDING CHARACTERISTICS

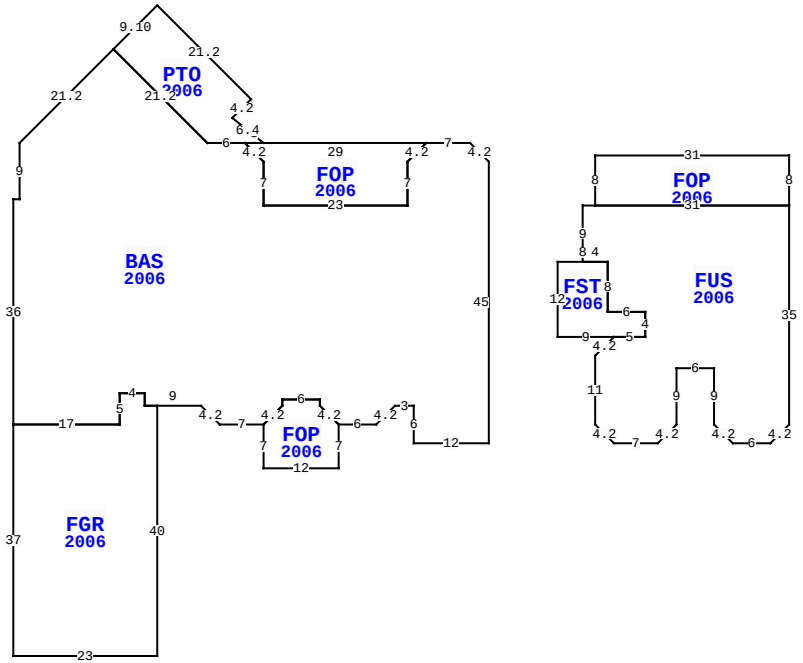
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5 100
Frame	02	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	3,331	100	2006	3,331	468,958
FGR	877	55	2006	482	67,859
FOP	117	30	2006	35	4,928
FOP	239	30	2006	72	10,136
FOP	248	30	2006	74	10,419
FST	120	55	2006	66	9,292
FUS	1,054	100	2006	1,054	148,388
PTO	228	5	2006	11	1,549
TOTALS	6,214			5,125	721,529

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	5,125	117.2062	154.71	792,889	2006	2006	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2018 Heated Area: 4385 HX Base Yr 2018



862399 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

BLD DATE	03/29/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	721,529
TOTAL MARKET OB/XF VALUE	63,847
TOTAL LAND VALUE - MARKET	175,000
TOTAL MARKET VALUE	960,376
SOH/AGL Deduction	285,491
ASSESSED VALUE	674,885
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	624,163
TOTAL JUST VALUE	960,376
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	881,713

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E25339	ELEC OTHER	0	08/01/2012
B26219	SWIM POOL	40,000	07/01/2012
M10306	H/AC	0	09/01/2005
P09655	NEW CONSTR	0	06/01/2005
E15254	NEW CONSTR	2,000	06/01/2005
C15154	CO ISSUED	323,851	05/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1789/1712	3/27/2012	WD	U	I	11	475,000
GRANTOR: KONDAUR CAPITAL CORPO						
GRANTEE: VASANTHAKUMAR SINNA						
1769/0549	11/07/2011	WD	U	I	12	1,154,800
GRANTOR: SAG RANDY & ANN						
GRANTEE: KONDAUR CAPITAL COR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] N45 L3 U3 W7 FOP=[YR=2006] W29 D3 R3 S7 E23 N7 U3 R3 $ L3 D3 S7 W23 N7 L3 U3 PTO=[YR=2006] E3 U4 L5 U3 R3 U15 L15 D7 L7 D15 R15 E6$ W6 U15 L15 D15 L15 S9 W1 S36 FGR=[YR=2006] S37 E23 N40 W2N2W4S5 W17$ E17N5E4 S2 E9 D3 R3 E7 FOP=[YR=2006] S7E12 N7 U3 L3 N1 W6 S1 D3 L3 $ U3 R3 N1E6S1 D3 R3 E6 U3 R3 E3 S6 E12$
PTR=N38E15FUS=[YR=2006] E2 FOP=[YR=2006] N8 E31S8W31$E31 S35 D3 L3 W6 U3 L3 N9W6S9 D3 L3 W7 U3 L3 N11 U3 R3
FST=[YR=2006] W9N12 E8S8E6S4W5 $E5N4 W6N8W4N9$ W15 S38$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115	
2	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2006	2006	3	24	240	
3	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2006	2006	3	24	1,200	
4	0855	CONC PAVER	0	100	0	0	1,440.00	SF	10.00	10.00	100	2006	2006	3	86	12,384	
5	1126	CB/STC 8"	0	100	20	5	100.00	SF	8.00	8.00	100	2006	2006	3	86	688	
6	0810	CONCRETE A	0	100	22	6	132.00	SF	6.50	6.50	100	2006	2006	3	86	738	
7	0910	SCRN RM L	0	100	0	0	1,188.00	SF	15.00	15.00	100	2012	2012	3	50	8,910	
8	0861	POOL GUNIT	0	100	0	0	512.00	SF	85.00	85.00	100	2012	2012	3	64	27,853	
9	0855	CONC PAVER	0	100	0	0	676.00	SF	10.00	10.00	100	2012	2012	3	92	6,219	
10	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2012	2012	3	50	2,500	

LAND DESCRIPTION

TOTAL OB/XF 63,847

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	000116	C	RES MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 07/30/2025 BY SYS