

ELLIS NEAL POWELL JR & CHERRI VARNADOE
862483 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

12-2N-27-1460-0489-0000

BUILDING CHARACTERISTICS CONSTRUCTION										MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY												
ELEMENT	CD			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	11	3,583	143.2701	189.12	677,617	2017	2017		0	0	3.50	96.50	VALUATION BY																	
Roof Structure	08	IRREGULAR 100		1 SNGL FAM - 100% - 2022													Heated Area: 3002				HX Base Yr 2022				STANDARD									
Roof Cover	03	COMP SHNGL 100															Tax Group: 4				Tax Dist:													
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE								653,900									
Interior Floor	14	CARPET 70															TOTAL MARKET OB/XF VALUE								44,127									
Interior Floor	11	CLAY TILE 30															TOTAL LAND VALUE - MARKET								175,000									
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE								873,027									
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction								164,817									
Bedrooms		3 100															ASSESSED VALUE								708,210									
Bathrooms		3 100															TOTAL EXEMPTION VALUE				HX HB				50,722									
Frame	02	WOOD FRAME 100															BASE TAXABLE VALUE								657,488									
Stories	1.	1. 100															TOTAL JUST VALUE								873,027									
Units		0 100															NCON VALUE								0									
																	INCOME VALUE																	
																	PREVIOUS YEAR MKT VALUE								795,632									
Quality	06	Quality Level 06															PERMIT NUM				DESCRIPTION				AMT				ISSUED					
DOR CODE	0100	SINGLE FAMILY															21007534				REMODEL				6,000				08/17/2021					
MAP NUM		MKT AREA	04														17011189				CO ISSUED				0				12/15/2017					
NEIGHBORHOOD/LOC	4043.00																17002173				NEW CONSTR				385,694				03/17/2017					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE														17005089				SWIM POOL				0				01/06/2017			
BAS	3,002	100	2017	3,002	547,867																													
FGR	729	55	2017	401	73,183																													
FOP	48	30	2017	14	2,555																													
FSP	416	40	2017	166	30,295																													
TOTALS	4,195			3,583	653,900																													
EXTRA FEATURES						862483 NORTH HAMPTON CLUB WAY, FERNANDO BEACH																												
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	0911	SCRN RM A	0 100	0	0	693.00	SF	21.88	21.88	100	2017	2017	3	74	11,218																			
2	0861	POOL GUNIT	0 100	0	0	288.00	SF	85.00	85.00	100	2017	2017	3	81	19,829																			
3	0812	CONCRETE C	0 100	0	0	1,272.00	SF	4.00	4.00	100	2017	2017	3	96	4,884																			
4	0462	ST/AL FNC	0 100	108	4	432.00	SF	10.00	10.00	100	2017	2017	3	81	3,499																			
5	0855	CONC PAVER	0 100	0	0	433.00	SF	10.00	10.00	100	2017	2017	3	96	4,157																			
6	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2017	2017	3	90	540																			
LAND DESCRIPTION						TOTAL OB/XF 44,127																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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																	