



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																	
Exterior Wall	31	HARDIE BRD 100	0900	11	4,183	133.7002	176.48	738,216	2023	2023	0	0	0	0.00	100.00	VALUATION BY						STANDARD											
Roof Structure	08	IRREGULAR 100	1 SNGL FAM - 100% - 2024										Heated Area: 3263					HX Base Yr 2024															
Roof Cover	03	COMP SHNGL 90																BUILDING MARKET VALUE					738,216										
Roof Cover	13	STAND SEAM 10																TOTAL MARKET OB/XF VALUE					112,541										
Interior Wall	05	DRYWALL 100																TOTAL LAND VALUE - MARKET					175,000										
Interior Floor	13	LVT/LAMNT 80																TOTAL MARKET VALUE					1,025,757										
Interior Floor	11	CLAY TILE 20																SOH/AGL Deduction					254,022										
Air Condition	03	CENTRAL 100																ASSESSED VALUE					771,735										
Heating Type	04	AIR DUCTED 100																TOTAL EXEMPTION VALUE					50,722										
Bedrooms		3 100																BASE TAXABLE VALUE					721,013										
Bathrooms		3.5 100	TOTAL JUST VALUE					1,025,757																									
Frame	02	WOOD FRAME 100	NCON VALUE					0																									
Stories	1.	1. 100	INCOME VALUE																														
Units		1 100	PREVIOUS YEAR MKT VALUE					940,935																									
Quality		04	Quality Level 04														PERMIT NUM		DESCRIPTION		AMT		ISSUED										
DOR CODE		0100	SINGLE FAMILY														230015049		CO ISSUED				11/21/2023										
MAP NUM			MKT AREA		04										230006170		POOL ENCL 1731SF		25,000		05/11/2023												
NEIGHBORHOOD/LOC		4043.00														22014305		SWIM POOL		73,100		09/20/2022											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											21014692		NEW CONSTR		580,042		10/25/2021											
BAS	3,263	100	2024	3,263	575,854																												
FGR	1,071	55	2024	589	103,947																												
FOP	210	30	2024	63	11,118																												
FOP	893	30	2024	268	47,297																												
TOTALS		5,437			4,183	738,216																											
EXTRA FEATURES										862545 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH										BLD DATE				LGL DATE		05/09/2025		MLU					
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	0855	CONC PAVER	0	100	0	0	2,666.00	SF	10.00	10.00	100	2024	2023		100	26,660																	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2024	2023		100	3,500																	
3	0861	POOL GUNIT	0	100	0	0	432.00	SF	85.00	85.00	100	2024	2023		98	35,986																	
4	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		97	1,940																	
5	0855	CONC PAVER	0	100	0	0	1,227.00	SF	10.00	10.00	100	2024	2023		100	12,270																	
6	0912	SCRN RM G	0	100	0	0	1,659.00	SF	20.00	20.00	100	2024	2023		97	32,185																	
																	SALES DATA																
																	OFF RECORD Number		DATE		TYPE INST	Q U	I /	V /	RSN CD	SALE PRICE							
																	2376/1503		7/16/2020		WD	Q		V	01	130,000							
																	GRANTOR: SHAW JACK L JR & TIFF																
																	GRANTEE: POSTIGLIONE JOHN &																
																	1747/0929		7/15/2011		WD	U		V	11	41,000							
GRANTOR: WELLS FARGO BANK N A																																	
GRANTEE: SHAW JACK L JR & TI																																	
BUILDING NOTES																																	
																	BUILDING DIMENSIONS																
																	BAS=[YR=2024;ORIG=10,10] E8 E10 N2 E15 S11 E23 N11 E17 S54 W17 N10 W9 S2 W15 N2 W8 S8 W11 N4 W13 N46 \$																
																	FOP=[YR=2024;ORIG=83,8] W17 S11 W23 N11 W15 S2 W10 N14 E25 S4 E40 S8 \$																
																	FOP=[YR=2024;ORIG=42,54] E15 N2 E9 S10 W24 N8 \$																
FGR=[YR=2024;ORIG=10,56] E13 S4 E11 S4 E1 S35 W1 S2 W24 N45 \$																																	