



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
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	2,671	100	2006	2,671	339,836
FGR	880	55	2006	484	61,580
FOP	217	30	2006	65	8,270
FOP	679	30	2006	204	25,955
FSP	275	40	2006	110	13,995
FUS	620	100	2006	620	78,884

TOTALS 5,342 4,154 528,521

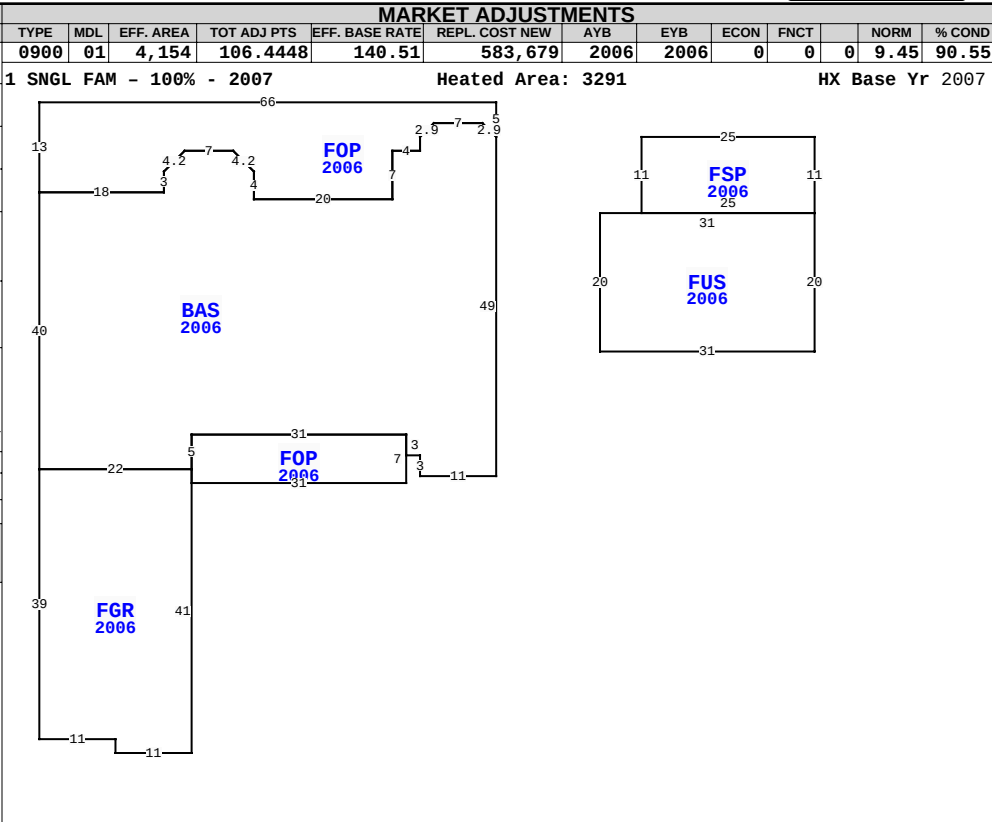
EXTRA FEATURES

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	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	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2006	2006	3	24	1,200	
3	0855	CONC PAVER	0	100	0	0	1,860.00	SF	10.00	10.00	100	2006	2006	3	86	15,996	
4	0825	BRICK	0	100	0	0	42.00	SF	12.50	12.50	100	2006	2006	3	96	504	
5	1126	CB/STC 8"	0	100	18	4	72.00	SF	8.00	8.00	100	2006	2006	3	86	495	
6	0810	CONCRETE A	0	100	13	4	52.00	SF	6.50	6.50	100	2006	2006	3	86	291	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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



862591 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

BLD DATE 03/29/2023 NW LGL DATE 05/09/2025 MLU
XF DATE 02/16/2007 PH LAND DATE AG DATE

TOTAL OB/XF 21,601																
--------------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

TOTAL OB/XF 21,601																
--------------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY										STANDARD				
VALUATION BY										STANDARD				
Tax Group: 4										Tax Dist:				
BUILDING MARKET VALUE										528,521				
TOTAL MARKET OB/XF VALUE										21,601				
TOTAL LAND VALUE - MARKET										175,000				
TOTAL MARKET VALUE										725,122				
SOH/AGL Deduction										248,551				
ASSESSED VALUE										476,571				
TOTAL EXEMPTION VALUE										50,722				
BASE TAXABLE VALUE										425,849				
TOTAL JUST VALUE										725,122				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										652,853				
SALES DATA														
OFF RECORD Number										DATE				
										TYPE INST Q U V I RSN CD				
2450/0397										4/07/2021 WD U I 11				
GRANTOR: BRYANT RUSSELL & SUSAN										SALE PRICE				
GRANTEE: BRYANT FAMILY TRUST														
1276/0928										11/24/2004 WD Q V				
GRANTOR: NORTH HAMPTON LLC										192,000				
GRANTEE: BRYANT RUSSELL & SU														
BUILDING NOTES														
BUILDING DIMENSIONS														
BAS=[YR=2006] N49 FOP=[YR=2006] N5 W66 S13 E18 N3 U3 R3 E7 R3 D3 S4 E20 N7 E4 N2 U2 R2 E7 D2 R2 \$ U2 L2 W7 D2 L2 S2 W4 S7 W20 N4 U3 L3 W7 D3 L3 S3 W18 S40 FGR=[YR=2006] S39 E11 S2 E11 N41 W 22\$ E22 FOP=[YR=2006] S2 E31 N7 W31 S5\$ N5 E31 S3 E2 S3 E11\$ PTR= N38 E15 FUS=[YR=2006] S20 E31 N20 FSP=[YR=2006]N11 W25 S11 E25\$W31\$ W15 S38\$.														