LOT 495
IN OR 1995/735
NORTH HAMPTON PHASE 3 PB 7/16

PETERSEN TRUST/PETERSEN PERRY H TRUSTEE
862613 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0495-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

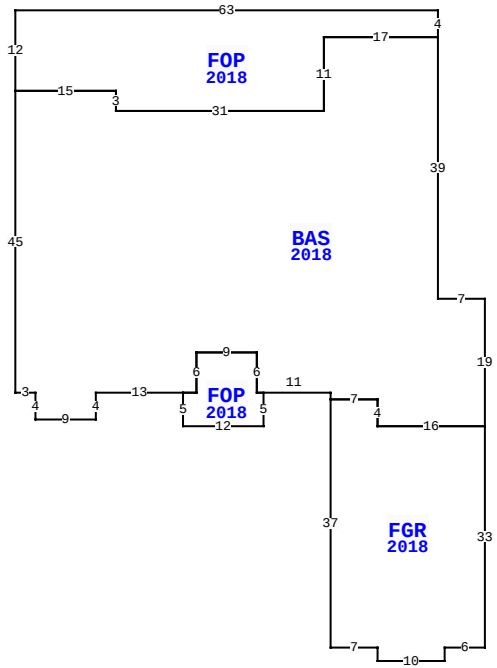
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,045	100	2018	3,045	442,132
FGR	807	55	2018	444	64,468
FOP	114	30	2018	34	4,936
FOP	713	30	2018	214	31,073
TOTALS	4,679			3,737	542,610

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,737	113.4000	149.69	559,392	2018	2018	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2019 Heated Area: 3045 HX Base Yr 2019



862613 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

BLD DATE | 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		542,610
TOTAL MARKET OB/XF VALUE		87,486
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		805,096
SOH/AGL Deduction		223,971
ASSESSED VALUE		581,125
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		530,403
TOTAL JUST VALUE		805,096
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		733,617

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18005642	CO ISSUED	0	06/05/2018
18003253	XFOB	45,171	03/29/2018
18002109	ADDITION	41,586	01/01/2018
17009405	SWIM POOL	69,570	10/17/2017
17005169	NEW CONSTR	0	06/09/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1995/0733	8/03/2015	QC	U	V	11	100
GRANTOR: NORTH HAMPTON LLC						
GRANTEE: PETERSEN PERRY H &						
1995/0735	7/31/2015	WD	Q	V	01	130,000
GRANTOR: INDINDOLI STEPHANIE &						
GRANTEE: PETERSEN PERRY H &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2018] W63 S12 BAS=[YR=2018] S45 E3 S4 E9 N4 E13
FOP=[YR=2018] S5 E12 N5 W1 N6 W9 S6 W2$ E2 N6 E9 S6 E11 S1
FGR=[YR=2018] S37 E7 S2 E10 N2 E6 N33 W16 N4 W7$ E7 S4 E16
N19 W7 N39 W17 S11 W31 N3 W15$ E15 S3 E31 N11 E17 N4$.

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	0861	POOL GUNIT	0	100	40	10	400.00	SF	85.00	85.00	100	2018	2018	3	84	28,560	
2	0910	SCRN RM L	0	100	63	30	1,890.00	SF	15.00	15.00	100	2018	2018	3	78	22,113	
3	0857	SANDSTONE/	0	100	0	0	1,490.00	SF	16.00	16.00	100	2018	2018	3	99	23,602	
4	0855	CONC PAVER	0	100	0	0	1,362.00	SF	10.00	10.00	100	2018	2018	3	97	13,211	

LAND DESCRIPTION

TOTAL OB/XF 87,486

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 04/08/2019 BY TW Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 07/30/2025 BY SYS