LOT 497
NORTH HAMPTON PHASE 3 PB 7/16

GRAY JOHN BENJAMIN & SHERRY LUCAS
862653 N HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0497-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

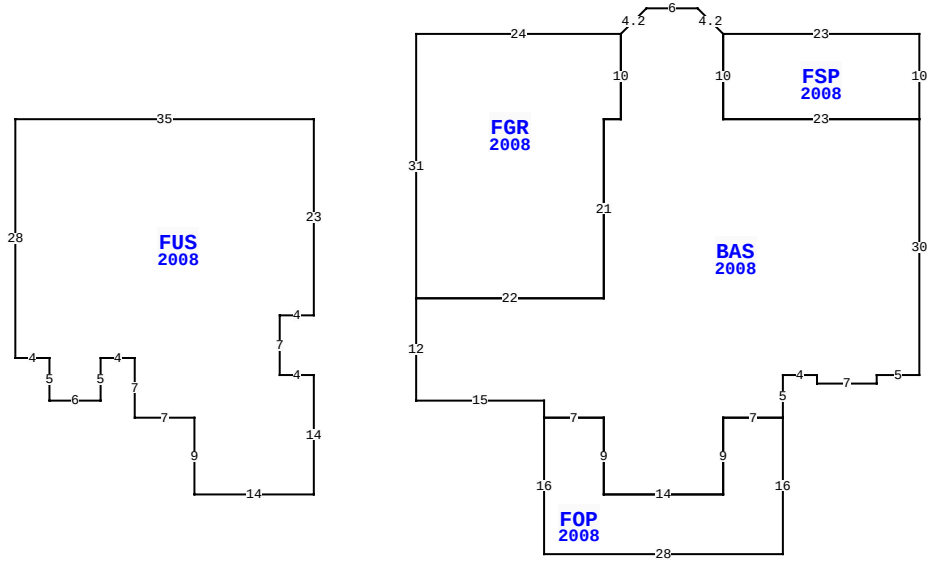
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,773	100	2008	1,773	247,779
FGR	702	55	2008	386	53,944
FOP	322	30	2008	97	13,556
FSP	230	40	2008	92	12,857
FUS	1,255	100	2008	1,255	175,388
TOTALS	4,282			3,603	503,523

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,603	109.7145	144.82	521,786	2008	2016	0	0	0	3.50	96.50

1 SNGL FAM – 100% - 2021 Heated Area: 3028 HX Base Yr 2021



862653 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		503,523
TOTAL MARKET OB/XF VALUE		76,108
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		754,631
SOH/AGL Deduction		166,895
ASSESSED VALUE		587,736
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		537,014
TOTAL JUST VALUE		754,631
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		685,398

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230010014	43X25 POOL ENCL	12,500	08/03/2023
20011746	REMODEL	50,000	11/30/2020
B22318	SWIM POOL	5,589	03/01/2009
C19624	CO ISSUED	279,642	09/03/2008
M12963	MECH OTHER	0	05/01/2007
E19126	ELEC OTHER	2,000	04/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2383/1692	6/12/2020	WD	Q	I	01	634,000
GRANTOR: VARELA RICARDO & CATH						
GRANTEE: GRAY JOHN BENJAMIN						
1278/1012	12/06/2004	WD	Q	V		204,000
GRANTOR: NORTH HAMPTON LLC						
GRANTEE: VARELA RICARDO & CA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008;ORIG=-23,-10] U3L3 W6 D3L3 S10 W2 S21 W22 S12 E15 S2 E7 S9 E14 N9 E7 N5 E4 S1 E7 N1 E5 N30 W23 N10 $
FUS=[YR=2008;ORIG=-106,0] E35 S23 W4 S7 E4 S14 W14 N9 W7 N7 W4 S5 W6 N5 W4 N28 $
FGR=[YR=2008;ORIG=-35,-10] W24 S31 E22 N21 E2 N10 $
FOP=[YR=2008;ORIG=-44,35] S16 E28 N16 W7 S9 W14 N9 W7 $
FSP=[YR=2008;ORIG=0,0] N10 W23 S10 E23 $
.

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	2008	2008	3	91	3,185	
2	1126	CB/STC 8"	0	100	0	0	64.00	SF	8.00	8.00	100	2008	2008	3	88	451	
3	0855	CONC PAVER	0	100	0	0	2,733.00	SF	10.00	10.00	100	2008	2008	3	88	24,050	
4	0861	POOL GUNIT	0	100	0	0	435.00	SF	85.00	85.00	100	2009	2009	3	52	19,227	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		97	1,940	
6	0912	SCRN RM G	0	100	43	25	1,075.00	SF	20.00	20.00	100	2024	2023		97	20,855	
7	0855	CONC PAVER	0	100	0	0	640.00	SF	10.00	10.00	100	2024	2023		100	6,400	

LAND DESCRIPTION

TOTAL OB/XF 76,108

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							

REVIEW DATE 02/16/2024 BY WW Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 07/30/2025 BY SYS