LOTS 499 & 500
IN OR 1962/902
NORTH HAMPTON PHASE 3 PB 7/16

CAMPBELL MARVIN A/SRECKOVICH CATHERINE
862689 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0499-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		5.5 100
Frame	03	MASONRY 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

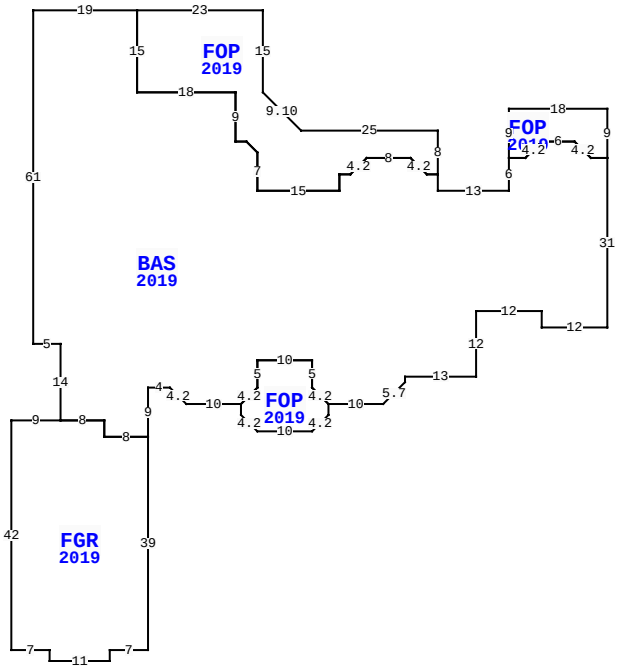
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,769	100	2019	4,769	909,729
FGR	1,048	55	2019	576	109,877
FOP	135	30	2019	40	7,630
FOP	160	30	2019	48	9,156
FOP	691	30	2019	207	39,488
TOTALS	6,803			5,640	1,075,879

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	5,640	148.2228	195.65	1,103,466	2019	2019	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2020 Heated Area: 4769 HX Base Yr 2020



862689 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		1,075,879
TOTAL MARKET OB/XF VALUE		75,902
TOTAL LAND VALUE - MARKET		280,000
TOTAL MARKET VALUE		1,431,781
SOH/AGL Deduction		384,697
ASSESSED VALUE		1,047,084
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		996,362
TOTAL JUST VALUE		1,431,781
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,305,644

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19062361	SCRN ENCL	5,000	06/12/2019
19001361	SWIM POOL	51,000	02/01/2019
18004923	NEW CONSTR	636,437	05/15/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1962/0902	2/09/2015	WD	Q	V	02	165,000
GRANTOR: MCCAULEY RONALD E & D						
GRANTEE: CAMPBELL MARVIN A &						
1316/1292	5/11/2005	WD	Q	V		325,000
GRANTOR: DOSS STEPHEN & LINDA						
GRANTEE: MCCAULEY RONALD E &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W18 S9 BAS=[YR=2019] S6 W13 N3 FOP=[YR=2019] N8 W25 U7 L7 N15 W23 S15 E18 S9 E2 D2 R2 S7 E15 N3 E2 U3 R3 E8 D3 R3 E2$ W2 U3 L3 W8 D3 L3 W2 S3 W15 N7 U2 L2 W2 N9 W18 N15 W19 S61 E5 S14 FGR=[YR=2019] W9 S42 E7 S2 E11 N2 E7 N39 W8 N3 W8$ E8 S3 E8 N9 E4 D3 R3 E10 FOP=[YR=2019] S2 D3 R3 E10 U3 R3 N2 U3 L3 N5 W10 S5 D3 L3 $ U3 R3 N5 E10 S5 D3 R3 E10 U4 R4 N1 E13 N12 E12 S3 E12 N31 W3 U3 L3 W6 D3 L3 W3$ E3 U3 R3 E6 D3 R3 E3 N9$.

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	0855	CONC PAVER	0	100	0	0	407.00	SF	10.00	10.00	100	2019	2019	3	97	3,948	
2	0861	POOL GUNIT	0	100	0	0	280.00	SF	85.00	85.00	100	2019	2019	3	87	20,706	
3	0911	SCRN RM A	0	100	0	0	687.00	SF	17.50	17.50	100	2019	2019	3	82	9,858	
4	0855	CONC PAVER	0	100	0	0	4,267.00	SF	10.00	10.00	100	2019	2019	3	97	41,390	

LAND DESCRIPTION

TOTAL OB/XF 75,902

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	2.00	LT		1.00	1.00	0.80	175,000.00	140,000.00	280,000							

REVIEW DATE 09/25/2019 BY TW Total Acres: 0.00 Total Land Value: 280,000 Market: 0 Agricultural: 0 Common: 280,000 PRINTED 07/30/2025 BY SYS