LOT 504
IN OR 2131/200
NORTH HAMPTON PHASE 3 PB 7/16

HOFFMAN PAUL M/ROBBINS DEANNA S
862771 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0504-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 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	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

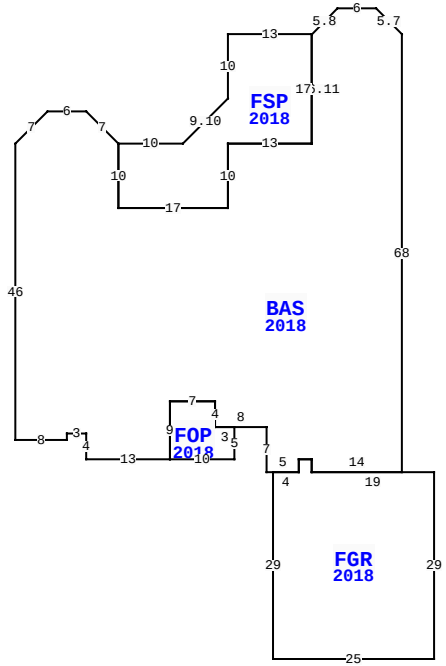
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,002	100	2018	3,002	539,291
FGR	729	55	2018	401	72,037
FOP	78	30	2018	23	4,132
FSP	416	40	2018	166	29,821
TOTALS	4,225			3,592	645,281

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	3,592	140.3028	185.20	665,238	2018	2018	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2020 Heated Area: 3002 HX Base Yr 2020



862771 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

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

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	0911	SCRN RM A	0	100	0	0	289.00	SF	17.50	17.50	100	2018	2018	3	78	3,945	
2	0855	CONC PAVER	0	100	0	0	1,534.00	SF	10.00	10.00	100	2018	2018	3	97	14,880	
3	0462	ST/AL FNC	0	100	132	4	528.00	SF	10.00	10.00	100	2018	2018	3	84	4,435	
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	92	552	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		645,281
TOTAL MARKET OB/XF VALUE		23,812
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		844,093
SOH/AGL Deduction		326,793
ASSESSED VALUE		517,300
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		466,578
TOTAL JUST VALUE		844,093
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		765,901

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18008204	CO ISSUED	0	08/10/2018
18008046	ADDITION	6,500	08/07/2018
18008046	XFOB	6,500	08/07/2018
18005519	ADDITION	6,500	01/01/2018
17009668	NEW CONSTR	0	11/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2131/0200	6/30/2017	WD	Q	V	01	140,000
GRANTOR: SHEVER AMY &						
GRANTEE: HOFFMAN PAUL M & DE						
2055/0787	6/24/2016	WD	Q	V	02	135,000
GRANTOR: RF VENTURES II LLC						
GRANTEE: SHEVER AMY & DAN VO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=84,10] U4L4 W6 D4.1L4 S16.11 W13 S10 W17 N10 U5L5 W6 D5L5 S46 E8 N1 E3 S4 E13 N9 E7 S4 E8 S7 E5 N2 E2 S2 E14 N68 $
FGR=[YR=2018;ORIG=64,78] E4 N2 E2 S2 E19 S29 W25 N29 $
FSP=[YR=2018;ORIG=57,10] E13 S17 W13 S10 W17 N10 E10 U7R7 N10 $
FOP=[YR=2018;ORIG=48,67] E7 S4 E3 S5 W10 N9 $
.

LAND DESCRIPTION

TOTAL OB/XF 23,812

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