LOT 506
NORTH HAMPTON PHASE 3 PB 7/16

UTAH JOHNNY/
862803 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0506-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

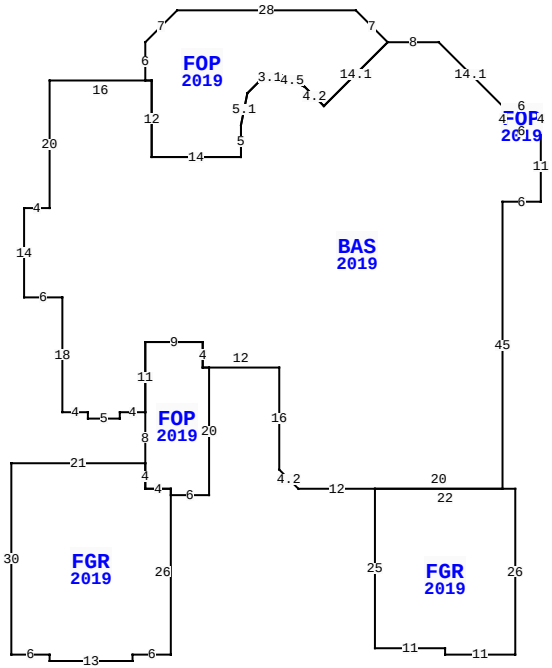
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,903	100	2019	3,903	718,502
FGR	561	55	2019	309	56,883
FGR	747	55	2019	411	75,661
FOP	24	30	2019	7	1,289
FOP	232	30	2019	70	12,887
FOP	564	30	2019	169	31,111
TOTALS	6,031			4,869	896,333

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	4,869	143.0352	188.81	919,316	2019	2019	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2020 Heated Area: 3903 HX Base Yr 2020



862803 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		896,333
TOTAL MARKET OB/XF VALUE		70,592
TOTAL LAND VALUE - MARKET		183,750
TOTAL MARKET VALUE		1,150,675
SOH/AGL Deduction		284,982
ASSESSED VALUE		865,693
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		814,971
TOTAL JUST VALUE		1,150,675
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,059,834

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19008233	SUMKITCH	9,000	08/01/2019
19008235	SWIM POOL	68,000	08/01/2019
19002292	NEW CONSTR	562,572	03/06/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	9/18/2018	CN	Q	V	02	119,000
GRANTOR: RF VENTURES II LLC						
GRANTEE: UTAH JOHNNY						
1806/0038	7/30/2012	WD	U	V	37	350,000
GRANTOR: NORTH HAMPTON LLC						
GRANTEE: RF VENTURES II LLC						

BUILDING NOTES

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	25	21	525.00	SF	85.00	85.00	100	2019	2019	3	87	38,824	
2	0855	CONC PAVER	0	100	0	0	957.00	SF	10.00	10.00	100	2019	2019	3	97	9,283	
3	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2019	2019	3	94	846	
4	0462	ST/AL FNC	0	100	0	0	2,016.00	SF	10.00	10.00	100	2019	2019	3	87	17,539	
5	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2019	2019	3	82	4,100	

BUILDING DIMENSIONS

FOP=[YR=2019] W6 BAS=[YR=2019] U10 L10 W8 FOP=[YR=2019] U5 L5 W28 D5 L5 S6 E1 S12 E14 N5 U5 R1 U2 R2 U1 R3 D2 R4 D3 R3 U10 R10 $ D10 L10 U3 L3 U2 L4 D1 L3 D2 L2 D5 L1 S5 W14 N12 W16 S20 W4 S14 E6 S18 E4 S1 E5 N1 E4 FOP=[YR=2019] S8 FGR=[YR=2019] W21 S30 E6 S1 E13 N1 E6 N26 W4 N4$ S4 E4 S1 E6 N20 W1 N4 W9 S11$ N11 E9 S4 E12 S16 D3 R3 E12 FGR=[YR=2019] S25 E11 S1 E11 N26 W22 $ E20 N45 E6 N11 W6 N4$ S4 E6 N4$.

LAND DESCRIPTION

TOTAL OB/XF 70,592

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	1.05	175,000.00	183,750.00	183,750							

REVIEW DATE 01/24/2020 BY NW Total Acres: 0.00 Total Land Value: 183,750 Market: 0 Agricultural: 0 Common: 183,750 PRINTED 07/30/2025 BY SYS