LOT 507
NORTH HAMPTON PHASE 3 PB 7/16

KNURR KENNETH R
862821 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0507-0000

BUILDING CHARACTERISTICS

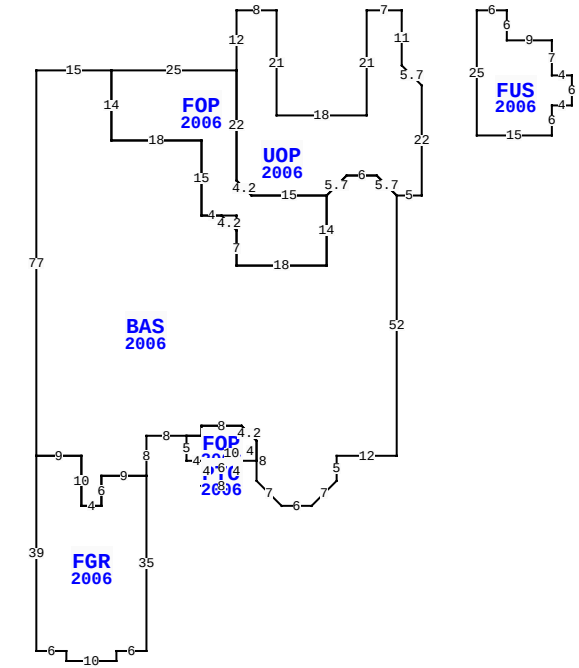
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	4,183	100	2006	4,183	702,533
FGR	802	55	2006	441	74,066
FOP	88	30	2006	26	4,367
FOP	716	30	2006	215	36,109
FUS	345	100	2006	345	57,942
PTO	31	5	2006	2	336
UOP	895	20	2006	179	30,063
TOTALS	7,060			5,391	905,416

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	5,391	139.8210	184.56	994,963	2006	2006	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2021 Heated Area: 4528 HX Base Yr 2021



BLD DATE	05/06/2022 NW
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	05/09/2025 MLU
AG DATE	

862821 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

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	1,837.00	SF	10.00	10.00	100	2006	2006	3	86	15,798	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	89	1,780	
3	1126	CB/STC 8"	0	100	0	0	519.00	SF	8.00	8.00	100	2006	2006	3	86	3,571	
4	0462	ST/AL FNC	0	100	0	0	126.00	SF	10.00	10.00	100	2006	2006	3	40	504	
5	0861	POOL GUNIT	0	100	0	0	378.00	SF	85.00	85.00	100	2006	2006	3	40	12,852	
6	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2006	2006	3	24	240	
7	0911	SCRN RM A	0	100	0	0	991.00	SF	17.50	17.50	100	2006	2006	3	24	4,162	
8	0811	CONCRETE B	0	100	0	0	192.00	SF	5.20	5.20	100	2006	2006	3	86	859	
9	1242	WD DECK A	0	100	3	4	12.00	SF	10.00	10.00	100	2006	2006	3	24	29	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		905,416
TOTAL MARKET OB/XF VALUE		39,795
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		1,120,211
SOH/AGL Deduction		615,748
ASSESSED VALUE		504,463
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		453,741
TOTAL JUST VALUE		1,120,211
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,031,587

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11322	MECH OTHER	0	04/01/2006
P10806	OTHER	0	02/01/2006
C16929	CO ISSUED	327,000	01/01/2006
B16930	SWIM POOL	10,500	01/01/2006
R08786	REPAIR/RRF	2,875	01/01/2006
E16569	ELEC OTHER	1,000	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2354/1978	4/17/2020	WD	Q	I	02	741,000
GRANTOR: BAILEY ADRIENE B & TI						
GRANTEE: KNURR KENNETH R						
1286/1130	1/10/2005	WD	U	V	21	238,000
GRANTOR: NORTH HAMPTON LLC						
GRANTEE: BAILEY ADRIENE B &						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2006] W7 S21 W18 N21 W8 S12 FOP=[YR=2006] W25
BAS=[YR=2006] W15 S77 FGR=[YR=2006] S39 E6 S2 E10 N2E6 N35
W9 S6 W4 N10 W9$ E9 S10 E4 N6 E9 N8 E8 FOP=[YR=2006] S5 E4
PTO=[YR=2006] S4 D1 L1 E8 U1 L1 N4 W6$ E10 N4 U3 L3 W8
S2 W3$ E3 N2 E8 D3 R3 S8 D5 R5 E6 U5 R5 N5 E12 N52 U4
L4 W6 D4 L4 S14 W18 N7 N3W3 W4 N15 W18 N14 $ S14 E18 S15E4
D3 R3 S7 E18 N14 W15 U3 L3 N22$ S22 D3 R3 E15 U4 R4 E6
D4 R4 E5 N22 U4 L4 N11$ PTR=E15 FUS=[YR=2006] E6 S6 E9 S7
E4 S6 W4 S6 W15 N25$ W15 $.

LAND DESCRIPTION

TOTAL OB/XF 39,795

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 07/30/2025 BY SYS