LOT 509
NORTH HAMPTON PHASE 3 PB 7/16

PFEFFERLE JOHN CARL
862847 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0509-0000

BUILDING CHARACTERISTICS

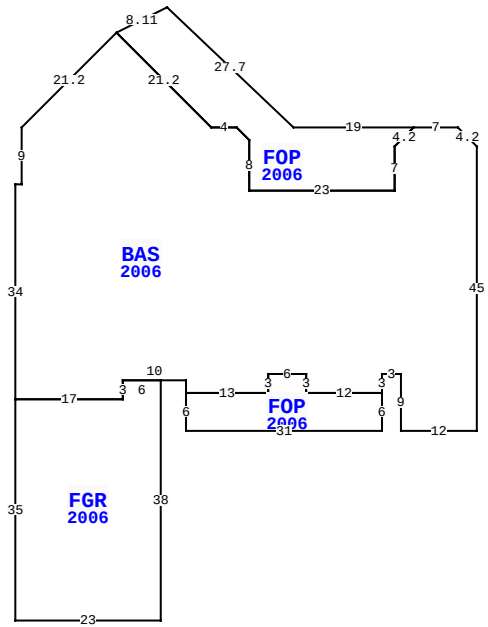
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	19	MARBLE 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4043.00	

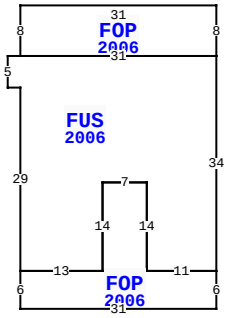
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,083	100	2006	3,083	599,154
FGR	823	55	2006	453	88,037
FOP	204	30	2006	61	11,855
FOP	248	30	2006	74	14,381
FOP	284	30	2006	85	16,519
FOP	450	30	2006	135	26,236
FUS	966	100	2006	966	187,734
TOTALS	6,058			4,857	943,916

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	4,857	152.5709	201.39	978,151	2006	2016	0	0	0	3.50	96.50

1 SNGL FAM – 100% - 2022 Heated Area: 4049 HX Base Yr 2022





862847 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

BLD DATE	03/16/2007 RK	LGL DATE	
XF DATE	03/16/2007 RK	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		943,916
TOTAL MARKET OB/XF VALUE		39,385
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		1,158,301
SOH/AGL Deduction		291,230
ASSESSED VALUE		867,071
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		816,349
TOTAL JUST VALUE		1,158,301
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,068,178

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18082	SCRN RM	11,676	10/31/2006
B17644	MH MOVE-ON	58,000	04/01/2006
M11274	MECH OTHER	0	03/01/2006
C17086	CO ISSUED	350,000	02/01/2006
E16724	ELEC OTHER	2,000	02/01/2006
P10745	OTHER	0	02/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2375/1956	7/14/2020	WD	Q	I	01	965,000
GRANTOR: WILSON ANTHONY G & EL						
GRANTEE: PFEFFERIE JOHN CARL						
1487/0939	3/23/2007	WD	Q	I		1,150,000
GRANTOR: WATSON CUSTOM HOME BU						
GRANTEE: WILSON ANTHONY G &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] L3 U3 W7 FOP=[YR=2006] W19 U19 L20 D4 L8 D15 R15 E4 D2 R2 S8 E23 N7 U3 R3 $ D3 L3 S7 W23 N8 U2 L2 W4 U15 L15 D15 L15 S9 W1 S34 FGR=[YR=2006] S35 E23 N38 W6 S3 W17 $ E17 N3 E10 S2 FOP=[YR=2006] S6 E31 N6 W12 N3 W6 S3 W13 $ E13 N3 E6 S3 E12 N3 E3 S9 E12 N45 $ PTR= E70 FOP=[YR=2006] W31 S8 FUS=[YR=2006] W2 S5 E2 S29 FOP=[YR=2006] S6 E31 N6 W11 N14 W7 S14 W13 $ E13 N14 E7 S14 E11 N34 W31 $ E31 N8 $ W70 $.

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	0	0	387.00	SF	127.50	127.50	100	2006	2006	3	40	19,737	
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	0877	JACUZZI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	24	480	
4	0910	SCRN RM L	0	100	0	0	1,298.00	SF	15.00	15.00	100	2006	2006	3	24	4,673	
5	0855	CONC PAVER	0	100	0	0	1,505.00	SF	7.00	7.00	100	2006	2006	3	86	9,060	
6	1129	STONE 8"	0	100	0	0	210.00	SF	15.75	15.75	100	2006	2006	3	96	3,175	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	24	480	

LAND DESCRIPTION

TOTAL OB/XF 39,385

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