LOT 512
IN OR 1885/1952
NORTH HAMPTON PHASE 3 PB 7/16

DAY JOHN S & AURORA
862634 NORTH HAMPTON CLUB WY
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0512-0000

BUILDING CHARACTERISTICS

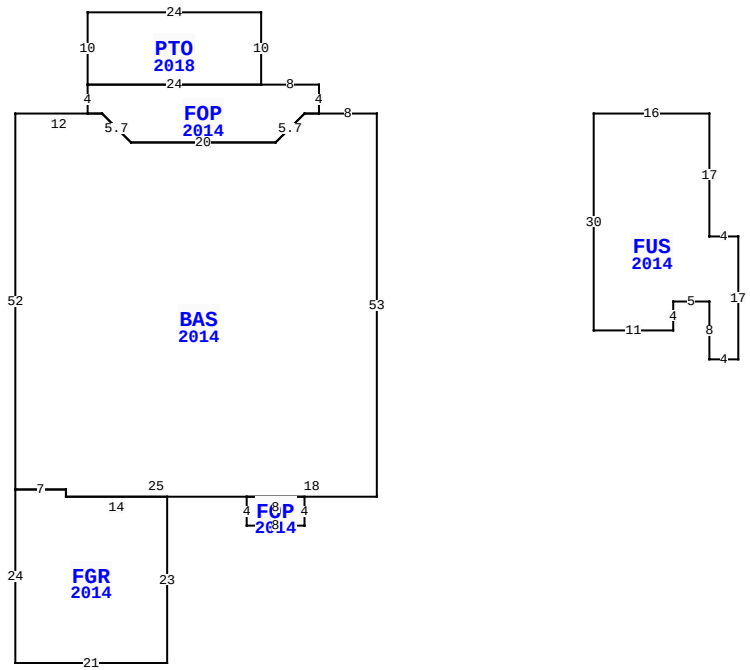
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 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	2,547	100	2014	2,547	373,643
FGR	490	55	2014	270	39,608
FOP	32	30	2014	10	1,467
FOP	224	30	2014	67	9,829
FUS	528	100	2014	528	77,457
PTO	240	5	2018	12	1,760
TOTALS	4,061			3,434	503,764

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,434	116.9826	154.42	530,278	2014	2014	0	0	0	5.00	95.00

1 SNGL FAM – 100% - 2015 Heated Area: 3075 HX Base Yr 2015



862634 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

BLD DATE	03/29/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		503,764
TOTAL MARKET OB/XF VALUE		12,960
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		644,224
SOH/AGL Deduction		284,331
ASSESSED VALUE		359,893
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		304,171
TOTAL JUST VALUE		644,224
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		620,269

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18005151	ADDITION	5,736	05/22/2018
B1428294	CO ISSUED	0	05/28/2014
B1428294	NEW CONSTR	356,567	02/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1885/1952	10/21/2013	WD	Q	V	02	59,500
GRANTOR: SERGENT CURTIS R & VE						
GRANTEE: DAY JOHN S & AURORA						
1299/0476	3/02/2005	WD	Q	V		106,300
GRANTOR: NORTH HAMPTON LLC						
GRANTEE: SERGENT CURTIS R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W8 FOP=[YR=2014] N4 W8 PTO=[YR=2018] N10 W24 S10 E24$ W24 S4 E2 D4 R4 E20 U4 R4 E2 $ W2 D4 L4 W20 U4 L4 W12 S52 FGR=[YR=2014] S24 E21 N23 W14 N1 W7 $ E7 S1 E25 FOP=[YR=2014] S4 E8 N4 W8 $ E18 N53 $ PTR= E30 FUS=[YR=2014] E16 S17 E4 S17 W4 N8 W5 S4 W11 N30 $ W30 $.

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	1,080.00	SF	10.00	10.00	100	2014	2014	3	94	10,152	
2	0910	SCRN RM L	0	100	24	10	240.00	SF	15.00	15.00	100	2018	2018	3	78	2,808	

LAND DESCRIPTION

TOTAL OB/XF 12,960

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	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							

REVIEW DATE 04/08/2019 BY TW Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS