LOT 515
NORTH HAMPTON PHASE 3 PB 7/16

WILSON PHILIP R & DOREEN D
862586 N HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0515-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

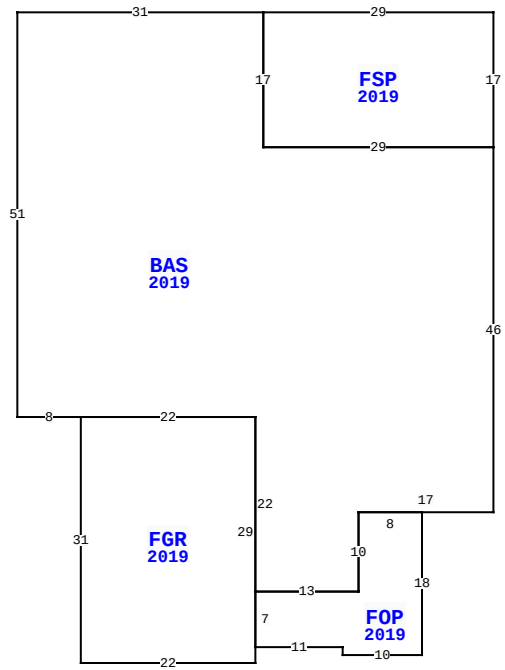
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,057	100	2019	3,057	434,998
FGR	682	55	2019	375	53,361
FOP	237	30	2019	71	10,103
FSP	493	40	2019	197	28,032
TOTALS	4,469			3,700	526,495

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,700	109.9980	145.20	537,240	2019	2019	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2020 Heated Area: 3057 HX Base Yr 2020



862586 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		526,495
TOTAL MARKET OB/XF VALUE		18,100
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		672,095
SOH/AGL Deduction		134,065
ASSESSED VALUE		538,030
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		487,308
TOTAL JUST VALUE		672,095
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		646,906

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006918	CO ISSUED	0	06/27/2019
18012175	NEW CONSTR	425,291	12/13/2018
B0617931	NEW CONSTR	703,900	06/01/2006
R0609378	REPAIR/RRF	3,500	06/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2286/0533	6/28/2019	WD	Q	I	02	654,400
GRANTOR: INTERVEST CONSTRUCTIO						
GRANTEE: WILSON PHILIP R & D						
1411/0648	5/11/2006	WD	U	V	19	145,000
GRANTOR: NORTH HAMPTON LLC						
GRANTEE: INTERVEST CONSTRUCT						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2019] W29 BAS=[YR=2019] W31 S51 E8 FGR=[YR=2019] S31 E22 N2 FOP=[YR=2019] E11 S1 E10 N18 W8 S10 W13 S7$ N29 W22$ E22 S22 E13 N10 E17 N46 W29 N17$ S17 E29 N17$.

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	1,866.00	SF	10.00	10.00	100	2019	2019	3	97	18,100	

LAND DESCRIPTION

TOTAL OB/XF 18,100

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 07/09/2019 BY TW Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS