LOT 517
NORTH HAMPTON PHASE 3 PB 7/16

HUSSIN TOM & KATE TRUST/HUSSIN THOMAS MARK TRUSTEE
862554 NORTH HAMPTON CLUB WY
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0517-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

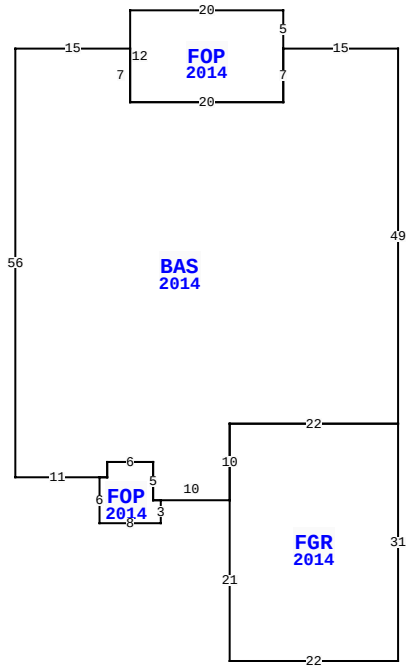
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,524	100	2014	2,524	375,184
FGR	682	55	2014	375	55,742
FOP	57	30	2014	17	2,527
FOP	240	30	2014	72	10,703
TOTALS	3,503			2,988	444,155

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,988	118.5387	156.47	467,532	2014	2014	0	0	0	5.00	95.00

1 SNGL FAM – 100% - 2015 Heated Area: 2524 HX Base Yr 2015



862554 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		444,155
TOTAL MARKET OB/XF VALUE		7,185
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		578,840
SOH/AGL Deduction		233,100
ASSESSED VALUE		345,740
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		295,018
TOTAL JUST VALUE		578,840
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		557,571

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428560	CO ISSUED	0	07/31/2014
B1428560	NEW CONSTR	333,935	04/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2397/0492	9/29/2020	WD	U	I	11	100
GRANTOR: HUSSIN THOMAS MARK &						
GRANTEE: HUSSIN TOM & KATE T						
1877/1335	9/06/2013	WD	Q	V	02	57,000
GRANTOR: TERRY BRADLEY B & MAD						
GRANTEE: HUSSIN THOMAS MARK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W15 FOP=[YR=2014] N5 W20 S12 E20 N7 $ S7 W20 N7 W15 S56 E11 FOP=[YR=2014] S6 E8 N3 W1 N5 W6 S2 W1 $ E1 N2 E6 S5 E10 FGR=[YR=2014] S21 E22 N31 W22 S10 $ N10 E22 N49 $.

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	0811	CONCRETE B	0	100	0	0	220.00	SF	5.20	5.20	100	2014	2014	3	94	1,075	
2	0811	CONCRETE B	0	100	0	0	1,250.00	SF	5.20	5.20	100	2014	2014	3	94	6,110	

LAND DESCRIPTION

TOTAL OB/XF 7,185

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 11/22/2019 BY TWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS