LOT 518
NORTH HAMPTON PHASE 3 PB 7/16

HEALEY JOHN PATRICK & GAIL G
862538 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0518-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

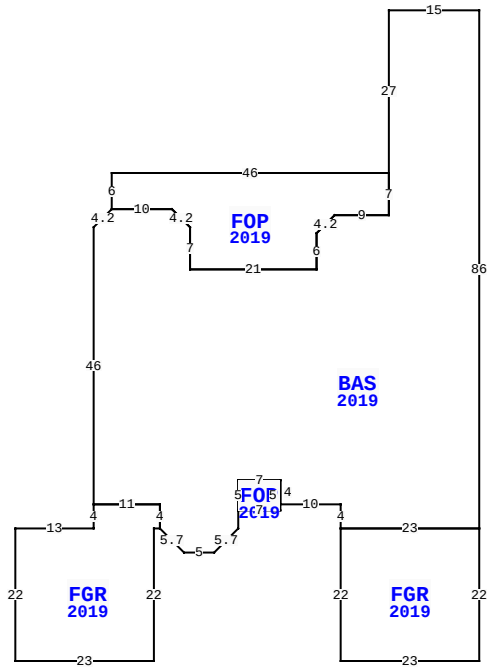
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4043.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,548	100	2019	3,548	485,151
FGR	506	55	2019	278	38,013
FGR	550	55	2019	302	41,295
FOP	35	30	2019	10	1,367
FOP	507	30	2019	152	20,785
TOTALS	5,146			4,290	586,612

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,290	105.7056	139.53	598,584	2019	2019	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2020 Heated Area: 3548 HX Base Yr 2020



862538 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		586,612
TOTAL MARKET OB/XF VALUE		57,879
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		771,991
SOH/AGL Deduction		145,764
ASSESSED VALUE		626,227
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		575,505
TOTAL JUST VALUE		771,991
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		745,631

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19010832	CO ISSUED	0	10/14/2019
19007985	SCRNENCL	6,300	07/26/2019
19003084	SWIM POOL	31,500	03/28/2019
19002348	NEW CONSTR	494,442	03/08/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2313/0677	10/17/2019	SW	Q	I	02	789,500
GRANTOR: INTERVEST CONSTRUCTIO						
GRANTEE: HEALEY JOHN PATRICK						
1487/0730	3/23/2007	WD	U	V	19	143,500
GRANTOR: NORTH HAMPTON LLC						
GRANTEE: INTERVEST CONSTRUCT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W15 S27 FOP=[YR=2019] W46 S6 E10 D3 R3 S7 E21 N6 U3 R3 E9 N7$ S7 W9 D3 L3 S6 W21 N7 U3 L3 W10 D3 L3 S46 FGR=[YR=2019] S4 W13 S22 E23 N22 E1 N4 W11$ E11 S4 D4 R4 E5 U4 R4 N3 FOP=[YR=2019] E7 N5 W7 S5$ N5 E7 S4 E10 S4 FGR=[YR=2019] S22 E23 N22 W23 $ E23 N86$.

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	0812	CONCRETE C	0	100	0	0	1,028.00	SF	4.00	4.00	100	2019	2019	3	97	3,989	
2	0855	CONC PAVER	0	100	0	0	128.00	SF	10.00	10.00	100	2019	2019	3	97	1,242	
3	0861	POOL GUNIT	0	100	0	0	362.00	SF	85.00	85.00	100	2019	2019	3	87	26,770	
4	0855	CONC PAVER	0	100	0	0	860.00	SF	10.00	10.00	100	2019	2019	3	97	8,342	
5	0911	SCRN RM A	0	100	47	26	1,222.00	SF	17.50	17.50	100	2019	2019	3	82	17,536	

LAND DESCRIPTION

TOTAL OB/XF 57,879

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 09/25/2019 BY TW Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS