LOT 521
NORTH HAMPTON PHASE 3 PB 7/16

QUINT GARY R & KIMBERLY J
862488 N HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0521-0000

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

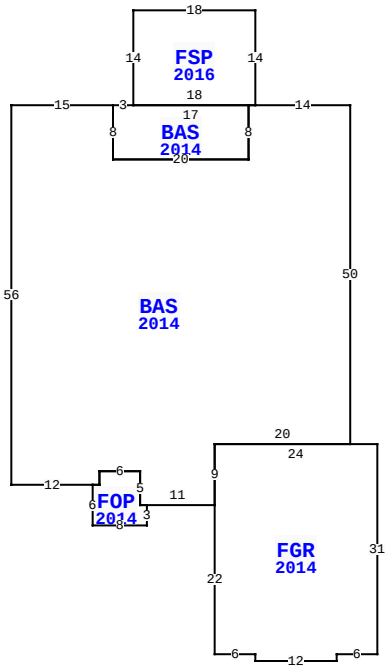
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	160	100	2014	160	23,258
BAS	2,541	100	2014	2,541	369,358
FGR	756	55	2014	416	60,469
FOP	57	30	2014	17	2,471
FSP	252	40	2016	101	14,681
TOTALS	3,766			3,235	470,238

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,235	115.9200	153.01	494,987	2014	2014	0	0	0	5.00	95.00

1 SNGL FAM – 0% - 0 Heated Area: 2701 HX Base Yr



862488 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

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	470,238
TOTAL MARKET OB/XF VALUE	9,960
TOTAL LAND VALUE - MARKET	127,500
TOTAL MARKET VALUE	607,698
SOH/AGL Deduction	2,954
ASSESSED VALUE	604,744
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	604,744
TOTAL JUST VALUE	607,698
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	585,225

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632655	SCRNROOOM	5,937	07/01/2016
B1428367	CO ISSUED	0	07/31/2014
B1428367	NEW CONSTR	330,758	02/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2487/0989	8/13/2021	WD	Q	I	01	585,000
GRANTOR: BATTEN DAVID & LISA						
GRANTEE: QUINT GARY R & KIMB						
1885/1758	10/22/2013	WD	Q	V	01	65,000
GRANTOR: PATEL RAYMOND & KANCH						
GRANTEE: BATTEN DAVID & LISA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W14 FSP=[YR=2016] N14 W18 S14 BAS=[YR=2014] W3 S8 E20 N8 W17$ E18$ W1 S8 W20 N8 W15 S56 E12 FOP=[YR=2014] S6 E8 N3 W1 N5 W6 S2 W1 $ E1 N2 E6 S5 E11 FGR=[YR=2014] S22 E6 S1 E12 N1 E6 N31 W24 S9 $ N9 E20 N50 $.

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	0	0	0	1,036.00	SF	10.00	10.00	100	2014	2014	3	94	9,738	
2	0810	CONCRETE A	0	0	6	6	36.00	SF	6.50	6.50	100	2016	2016	3	95	222	

LAND DESCRIPTION

TOTAL OB/XF 9,960

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS