LOT 523
PT OR 1281/1787
NORTH HAMPTON PHASE 3 PB 7/16

MASTICE CINDY & PAUL MICHAEL
862456 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0523-0000

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

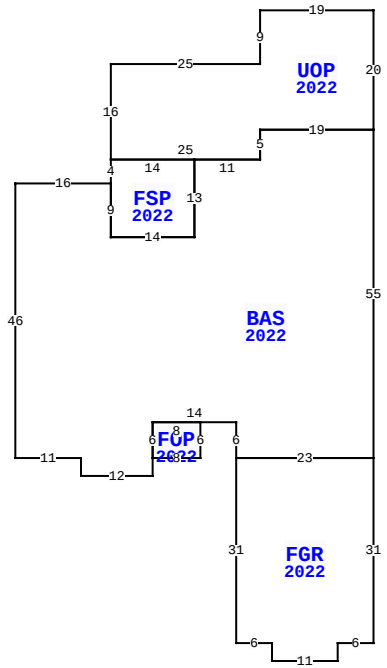
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,801	100	2022	2,801	424,295
FGR	746	55	2022	410	62,107
FOP	48	30	2022	14	2,121
FSP	182	40	2022	73	11,058
UOP	780	20	2022	156	23,631
TOTALS	4,557			3,454	523,212

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,454	115.9200	153.01	528,497	2022	2022	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2024 Heated Area: 2801 HX Base Yr 2024



862456 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

BLD DATE		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		523,212
TOTAL MARKET OB/XF VALUE		36,638
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		687,350
SOH/AGL Deduction		5,109
ASSESSED VALUE		682,241
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		631,519
TOTAL JUST VALUE		687,350
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		663,014

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013444	ADDITION	12,000	09/01/2022
22006666	CO ISSUED	0	04/28/2022
21003714	NEW CONSTR	411,635	05/11/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2559/1559	4/28/2022	SW	Q	I	02	684,600
GRANTOR: INTERVEST CONSTRUCTIO						
GRANTEE: MASTICE CINDY & PAU						
1281/1787	12/17/2004	WD	U	V	19	485,600
GRANTOR: NORTH HAMPTON LLC						
GRANTEE: INTERVEST CONSTRUCT						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2022] W19 S9 W25 S16 FSP=[YR=2022] S4 BAS=[YR=2022] W16 S46 E11 S3 E12 N3 FOP=[YR=2022] E8 N6 W8 S6$ N6 E14 S6 FGR=[YR=2022] S31 E6 S3 E11 N3 E6 N31 W23$ E23 N55 W19 S5 W11 S13 W14 N9$ S9 E14 N13 W14$ E25 N5 E19 N20$.

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	1,398.00	SF	10.00	10.00	100	2022	2022	3	99	13,840	
2	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	2022	2022	3	99	6,930	
3	0911	SCRN RM A	0	100	0	0	780.00	SF	21.88	21.88	100	2022	2022	3	93	15,868	

LAND DESCRIPTION

TOTAL OB/XF 36,638

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	000134	C	RES POND	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 10/31/2022 BY NW Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS