LOT 525
NORTH HAMPTON PHASE 3 PB 7/16

MILES CINDY S & SCOTT T
862424 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0525-0000

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 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

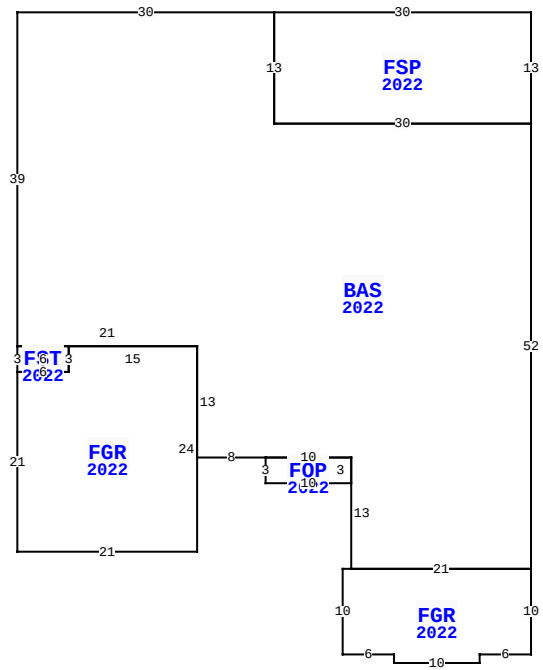
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,730	100	2022	2,730	517,729
FGR	230	55	2022	126	23,896
FGR	486	55	2022	267	50,636
FOP	30	30	2022	9	1,707
FSP	390	40	2022	156	29,584
FST	18	55	2022	10	1,897
TOTALS	3,884			3,298	625,447

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	3,298	145.1208	191.56	631,765	2022	2022	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2023 Heated Area: 2730 HX Base Yr 2023



862424 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		625,447
TOTAL MARKET OB/XF VALUE		80,649
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		833,596
SOH/AGL Deduction		9,287
ASSESSED VALUE		824,309
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		773,587
TOTAL JUST VALUE		833,596
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		805,824

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22010943	ADDITION	15,112	07/19/2022
21003469	CO ISSUED	0	06/16/2022
21010763	ADDITION	40,179	11/08/2021
21008338	SWIM POOL	90,525	09/15/2021
21005662	NEW CONSTR	409,163	05/04/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2571/1229	6/16/2022	SW	Q	I	02	916,900
GRANTOR: INTERVEST CONSTRUCTIO						
GRANTEE: MILES CINDY S & SCO						
1446/1291	9/22/2006	WD	U	V	19	153,500
GRANTOR: NORTH HAMPTON LLC						
GRANTEE: INTERVEST CONSTRUCT						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2022] N13 W30 BAS=[YR=2022] W30 S39 FST=[YR=2022] S3 FGR=[YR=2022] S21 E21 N24 W15 S3 W6$ E6 N3 W6$ E21 S13 E8 FOP=[YR=2022] S3 E10 N3 W10$ E10 S13 FGR=[YR=2022] W1 S10 E6 S1 E10 N1 E6 N10 W21$ E21 N52 W30 N13$ S13 E30$.

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	1,118.00	SF	10.00	10.00	100	2022	2022	3	99	11,068	
2	0911	SCRN RM A	0	100	21	60	1,260.00	SF	17.50	17.50	100	2022	2022	3	93	20,507	
3	0861	POOL GUNIT	0	100	34	13	442.00	SF	85.00	85.00	100	2022	2022	3	95	35,692	
4	0855	CONC PAVER	0	100	0	0	882.00	SF	10.00	10.00	100	2022	2022	3	99	8,732	
5	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2022	2022	3	93	4,650	

LAND DESCRIPTION

TOTAL OB/XF 80,649

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 06/06/2022 BY NW Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS