LOT 527
IN OR 1912/1733
NORTH HAMPTON PHASE 3 PB 7/16

WADDELL SAMUEL E
862388 N HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0527-0000

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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

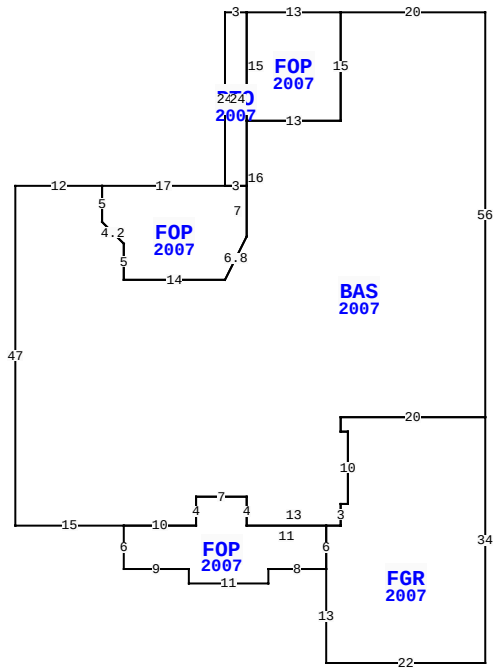
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,103	100	2007	3,103	413,678
FGR	708	55	2007	389	51,859
FOP	195	30	2007	58	7,733
FOP	218	30	2007	65	8,666
FOP	232	30	2007	70	9,332
PTO	72	5	2007	4	533
TOTALS	4,528			3,689	491,801

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,689	110.3760	145.70	537,487	2007	2007	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2017 Heated Area: 3103 HX Base Yr 2017



862388 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

BLD DATE	03/29/2023	NW	LGL DATE		
XF DATE	09/14/2020	KKA	LAND DATE	09/14/2020	KKA
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		491,801
TOTAL MARKET OB/XF VALUE		29,869
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		649,170
SOH/AGL Deduction		250,634
ASSESSED VALUE		398,536
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		347,814
TOTAL JUST VALUE		649,170
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		627,468

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21672	SCRN ENCLOSURE	6,500	07/01/2008
B21540	SWIM POOL	30,000	06/01/2008
M12841	MECH OTHER	0	04/01/2007
E18868	ELEC OTHER	1,500	03/01/2007
P12182	OTHER	0	03/01/2007
C19516	CO ISSUED	0	02/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1912/1733	4/15/2014	SW	Q	I	01	350,000
GRANTOR: EVERBANK						
GRANTEE: WADDELL SAMUEL E						
1903/0181	2/18/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: EVERBANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W20 FOP=[YR=2007] W13 PTO=[YR=2007] W3 S24 FOP=[YR=2007] W17 S5 D3 R3 S5 E14 U6 R3 N7 W3 $ E3 N24$ S15 E13 N15 $ S15 W13 S16 D6 L3 W14 N5 U3 L3 N5 W12 S47 E15 FOP=[YR=2007] S6 E9 S2 E11 N2 E8 FGR=[YR=2007] S13 E22 N34 W20 S2 E1 S10 W1 S3 W2 S6 $ N6 W11 N4 W7 S4 W10 $ E10 N4 E7 S4 E13 N3 E1 N10 W1 N2 E20 N56 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	90	3,150	
2	0812	CONCRETE C	0	100	0	0	1,453.00	SF	4.00	4.00	100	2007	2007	3	87	5,056	
3	1126	CB/STC 8"	0	100	0	0	120.00	SF	8.00	8.00	100	2007	2007	3	87	835	
4	0861	POOL GUNIT	0	100	0	0	384.00	SF	85.00	85.00	100	2008	2008	3	48	15,667	
5	0910	SCRN RM L	0	100	0	0	690.00	SF	15.00	15.00	100	2008	2008	3	31	3,209	
6	0845	KOOL DECK	0	100	0	0	306.00	SF	7.25	7.25	100	2008	2008	3	88	1,952	

LAND DESCRIPTION

TOTAL OB/XF 29,869

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 09/14/2020 BY KKA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS