

LOT 597
IN OR 1457/1768
NORTH HAMPTON PHASE 5 PB 7/24

WELLING ROBERT F JR & MARLA J
85199 SAGAPONACK DRIVE
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0597-0000



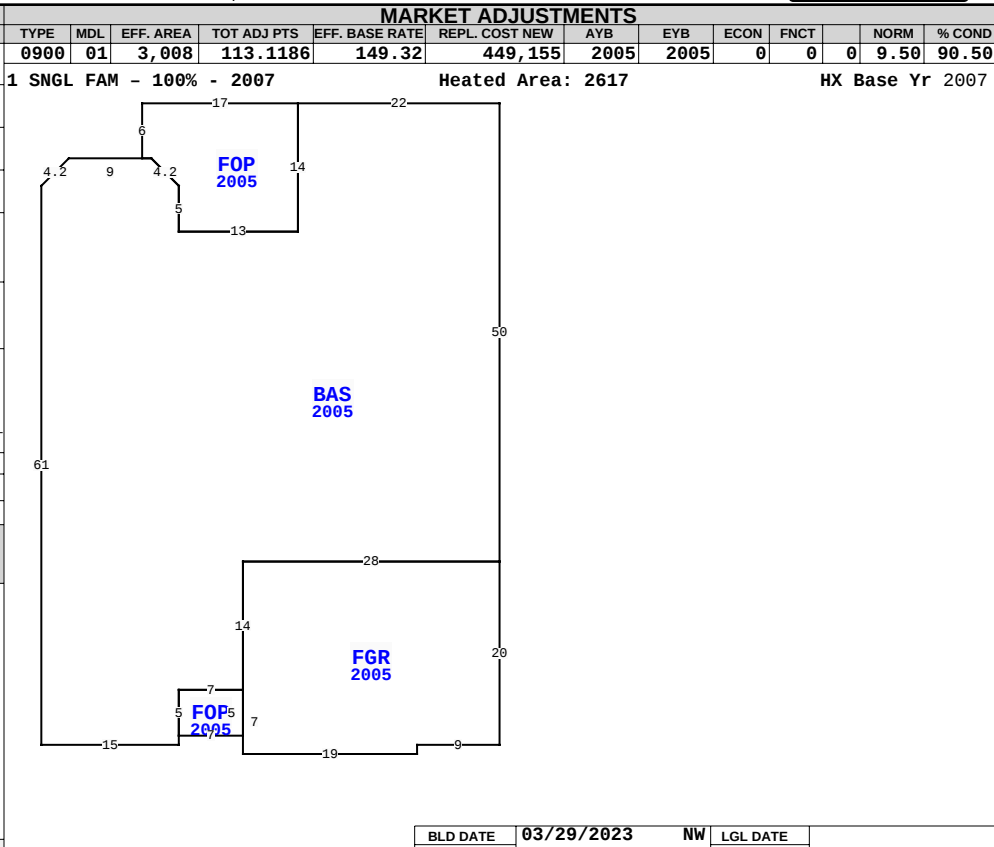
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	2,617	100	2005	2,617	353,647
FGR	579	55	2005	318	42,973
FOP	35	30	2005	10	1,351
FOP	211	30	2005	63	8,513
TOTALS	3,442			3,008	406,485

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	1,032.00	SF	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00



TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	1,032.00	SF	5.20

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	1,032.00	SF	5.20

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	406,485								
TOTAL MARKET OB/XF VALUE	7,588								
TOTAL LAND VALUE - MARKET	127,500								
TOTAL MARKET VALUE	541,573								
SOH/AGL Deduction	289,364								
ASSESSED VALUE	252,209								
TOTAL EXEMPTION VALUE	50,722								
BASE TAXABLE VALUE	201,487								
TOTAL JUST VALUE	541,573								
NCON VALUE	0								
INCOME VALUE	0								
PREVIOUS YEAR MKT VALUE	522,281								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250004996	R/R RES	13,000	05/08/2025
20005897	ROOF	20,705	07/27/2020
E16687	ELEC OTHER	0	02/01/2006
E15709	ELEC OTHER	2,000	09/01/2005
M10251	MECH OTHER	0	09/01/2005
P09829	OTHER	0	08/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1457/1768	11/08/2006	WD	Q	I		375,000	
GRANTOR: REESE LINDA & CLARA C							
GRANTEE: WELLING ROBERT F JR							
1383/0933	1/23/2006	WD	U	I	21	344,800	
GRANTOR: MORRISON HOMES INC							
GRANTEE: REESE LINDA & CLARA							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2005] W22 FOP=[YR=2005] W17 S6 E1 D3 R3 S5 E13 N14\$ S14 W13 N5 U3 L3 W9 D3 L3 S61 E15 N1 FOP=[YR=2005] E7 N5 W7 S5\$ N5 E7 FGR=[YR=2005] S7 E19 N1 E9 N20 W28 S14 \$ N14 E28 N50\$.									