



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY										
																		STANDARD										
DOR CODE 9600 WASTELAND																	Tax Group: 4		Tax Dist:								0	
MAP NUM																	BUILDING MARKET VALUE		0								0	
NEIGHBORHOOD/LOC 4043.00																	TOTAL MARKET OB/XF VALUE		69,675								69,675	
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																	TOTAL LAND VALUE - MARKET		69,675								69,675	
TOTALS																	TOTAL MARKET VALUE		68,655								68,655	
EXTRA FEATURES																	SOH/AGL Deduction		1,020								1,020	
NORTH HAMPTON CLUB WAY, FERNANDINA BEACH																	ASSESSED VALUE		0								0	
BLD DATE																	TOTAL EXEMPTION VALUE		1,020								1,020	
XF DATE																	BASE TAXABLE VALUE		69,675								69,675	
INC DATE																	TOTAL JUST VALUE		0								0	
LGL DATE																	NCON VALUE		69,675								69,675	
LAND DATE																	INCOME VALUE		0								0	
AG DATE																	PREVIOUS YEAR MKT VALUE		69,675								69,675	
SALES DATA																												
OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE																												
2370/0826 12/31/2019 QC U V 11 100																												
GRANTOR: THE GOLF CLUB AT NORT																												
GRANTEE: NORTH HAMPTON GOLF																												
1829/1619 10/29/2012 QC U I 11 100																												
GRANTOR: NORTH HAMPTON LLC																												
GRANTEE: THE GOLF CLUB AT NO																												
BUILDING NOTES																												
BUILDING DIMENSIONS																												
LAND DESCRIPTION																	TOTAL OB/XF 0											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
1	009600	C	WASTELAND	0			0.00	0.00	27.87	AC		1.00	1.00	1.00	2,500.00	2,500.00	69,675											
REVIEW DATE 02/01/2024 BY KBA Total Acres: 27.87 Total Land Value: 69,675 Market: 0 Agricultural: 0 Common: 69,675 PRINTED 07/30/2025 BY SYS																												