

SMED MICHAEL J & SUZANNE M L/E/
862569 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

40-2N-27-1102-0111-0000

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															
Exterior Wall	31	HARDIE BRD 100				0100	01	2,377	124.2003	124.20	295,223	2019	2019		0	0	2.00	98.00	VALUATION BY		STANDARD													
Roof Structure	03	GABLE/HIP 100				1 SINGLE FAM - 0% - 2023										Heated Area: 2040					HX Base Yr					Tax Group: 4		Tax Dist:						
Roof Cover	03	COMP SHNGL 100																								BUILDING MARKET VALUE		289,319						
Interior Wall	05	DRYWALL 100																								TOTAL MARKET OB/XF VALUE		6,814						
Interior Floor	11	CLAY TILE 70																								TOTAL LAND VALUE - MARKET		75,000						
Interior Floor	13	LVT/LAMNT 30																								TOTAL MARKET VALUE		371,133						
Air Condition	03	CENTRAL 100																								SOH/AGL Deduction		0						
Heating Type	04	AIR DUCTED 100																								ASSESSED VALUE		371,133						
Bedrooms		4 100																								TOTAL EXEMPTION VALUE		0						
Bathrooms		3 100																								BASE TAXABLE VALUE		371,133						
Frame	02	WOOD FRAME 100																								TOTAL JUST VALUE		371,133						
Stories	1.	1. 100																								NCON VALUE		0						
Units	00	0 100																								INCOME VALUE								
Occupancy	00	NONE 100																								PREVIOUS YEAR MKT VALUE		358,139						
Quality		04	Quality Level 04																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA		04																													
NEIGHBORHOOD/LOC		4090.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	2,040	100	2019	2,040	248,301																													
FGR	448	55	2019	246	29,942																													
FOP	36	30	2019	11	1,339																													
FOP	216	30	2019	65	7,912																													
FST	18	55	2019	10	1,217																													
PTO	96	5	2024	5	609																													
TOTALS		2,854			2,377	289,319																												
EXTRA FEATURES						83234 YULEECOTE CT, FERNANDINA BEACH										BLD DATE		03/13/2023		NW		LGL DATE		04/24/2024		MLU								
L N	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	0811	CONCRETE B	0	0	0	555.00	SF	5.20	5.20	100	2019	2019	3	97	2,799																			
2	0476	VF 6 SBPL	0	0	0	108.00	LF	32.00	32.00	100	2024	2023		99	3,421																			
3	0470	VNYL GATE	0	0	0	2.00	UT	300.00	300.00	100	2024	2023		99	594																			
LAND DESCRIPTION																	TOTAL OB/XF 6,814																	
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	000100	C	RES	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000																	
REVIEW DATE 01/19/2024 BY NWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SJS																																		