LOT 6
IN OR 2095/1634
NORTH HAMPTON PHASE 1 PB 6/215

**ROEDER HEINZ F & CHRISTINE M**
86316 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

**2026**

**12-2N-27-1460-0006-0000**

## 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 | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

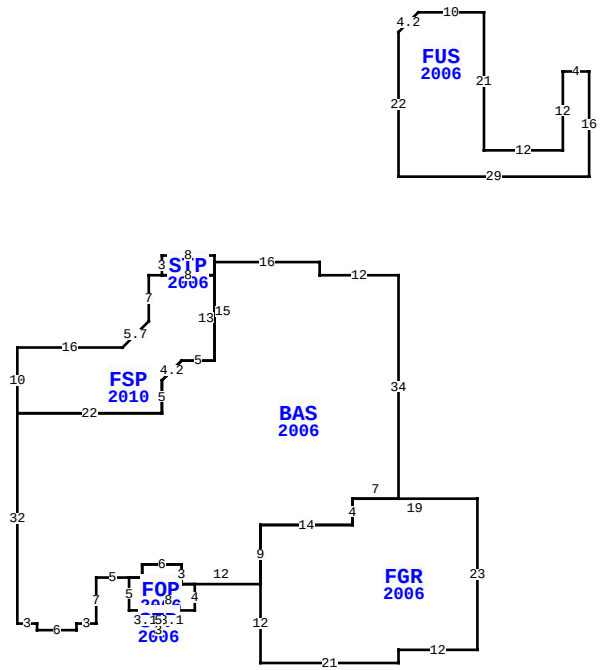
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,024 | 100 | 2006 | 2,024 | 278,275 |
| FGR | 745 | 55 | 2006 | 410 | 56,370 |
| FOP | 60 | 30 | 2006 | 18 | 2,475 |
| FSP | 359 | 40 | 2010 | 144 | 19,798 |
| FUS | 433 | 100 | 2006 | 433 | 59,532 |
| STP | 12 | 10 | 2006 | 1 | 138 |
| STP | 24 | 10 | 2006 | 2 | 275 |
| TOTALS | 3,657 | | | 3,032 | 416,862 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,032 | 109.2960 | 151.92 | 460,621 | 2006 | 2006 | 0 | 0 | 0 | 9.50 | 90.50 |

1 SNGL FAM 100% - 2018 Heated Area: 2457 HX Base Yr 2018




86316 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | 03/29/2023 NW | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 416,862 |
| TOTAL MARKET OB/XF VALUE | | 4,945 |
| TOTAL LAND VALUE - MARKET | | 127,500 |
| TOTAL MARKET VALUE | | 549,307 |
| SOH/AGL Deduction | | 203,425 |
| ASSESSED VALUE | | 345,882 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 294,471 |
| TOTAL JUST VALUE | | 549,307 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 559,355 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| M10864 | MECH OTHER | 0 | 01/01/2006 |
| P10429 | OTHER | 0 | 12/01/2005 |
| E16223 | ELEC OTHER | 1,500 | 11/01/2005 |
| C16317 | CO ISSUED | 453,400 | 10/01/2005 |
| R08401 | REPAIR/RRF | 3,500 | 10/01/2005 |
| B16317 | NEW CONSTR | 453,400 | 10/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2095/1634 | 1/19/2017 | WD | Q | I | 01 | 314,900 |
| GRANTOR: DAFT BRIAN MICHAEL | | | | | | |
| GRANTEE: ROEDER HEINZ F & CH | | | | | | |
| 2068/1206 | 8/29/2016 | FJ | U | I | 11 | 0 |
| GRANTOR: DAFT MARILYN J EST | | | | | | |
| GRANTEE: DAFT BRIAN MICHAEL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2006] W12 N2 W16 STP=[YR=2006] N1 W8 S3 FSP=[YR=2010] W2 S7 L4 D4 W16 S10 E22 N5 R3 U3 E5 N13 W8$ E8 N2$ S15 W5 D3 L3 S5 W22 S32 E3 S1 E6 N1 E3 N7 E5 FOP=[YR=2006] S5 E2 STP=[YR=2006] D3 R1 E3 R1 U3 W5$ E8 N4 W2 N3 W6 S2 W2$ E2 N2 E6 S3 E12 FGR=[YR=2006] S12 E21 N2 E12 N23 W19 S4 W14 S9$ N9 E14 N4 E7 N34$ PTR=N15 FUS=[YR=2006] N22 U3 R3 E10 S21 E12 N12 E4 S16 W29$ S15$.

## EXTRA FEATURES

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2006 | 2006 | 3 | 88 | 3,080 | |
| 5 | 1244 | WD DECK EX | 0 | 100 | 0 | 0 | 168.00 | SF | 18.50 | 18.50 | 100 | 2012 | 2012 | 3 | 60 | 1,865 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,945

| 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 | 000135 | C | RES NATURAL | 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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/09/2026 BY SYS