LOT 10
IN OR 1087/411
NORTH HAMPTON PHASE 1 PB 6/215

ELLISON WILLI & KARLA L
86410 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0010-0000

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	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

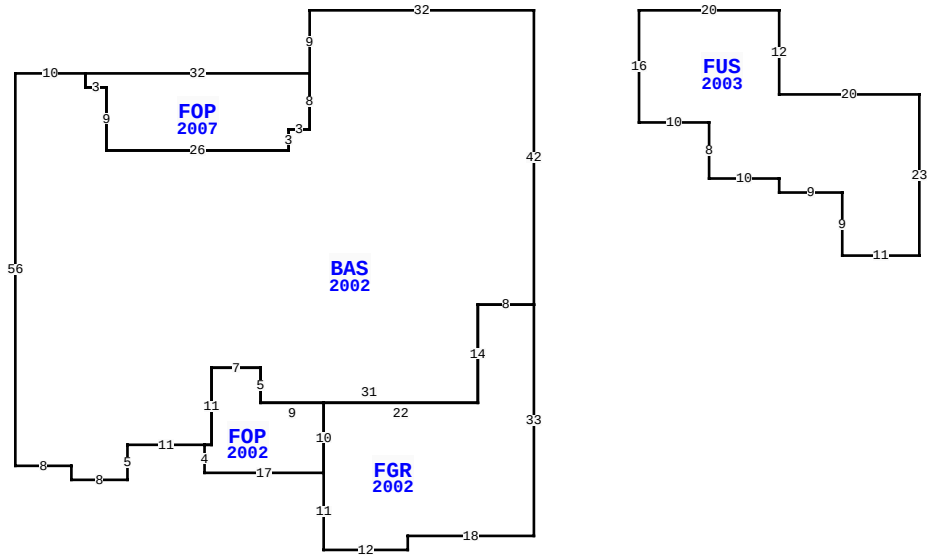
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,535	100	2002	3,535	415,117
FGR	706	55	2002	388	45,563
FOP	199	30	2002	60	7,045
FOP	316	30	2007	95	11,156
FUS	779	100	2003	779	91,479
TOTALS	5,535			4,857	570,360

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,857	95.4600	132.69	644,475	2002	2002	0	0	0	11.50	88.50

1 SNGL FAM 100% - 2019 Heated Area: 4314 HX Base Yr



86410 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		570,360
TOTAL MARKET OB/XF VALUE		50,430
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		748,290
SOH/AGL Deduction		2,200
ASSESSED VALUE		746,090
TOTAL EXEMPTION VALUE	13	746,090
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		748,290
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		732,316

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21011065	ADDITION	4,965	08/20/2021
20006472	REPAIR/RRF	38,188	08/11/2020
B19617	ADDITION	8,080	03/01/2007
B18270	SWIM POOL	40,000	07/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1087/0411	10/14/2002	WD	Q	I		494,300
GRANTOR: INTERVEST CONSTRUCTIO						
GRANTEE: ELLISON WILLIAM & K						
1068/0844	7/15/2002	WD	U	V	19	71,000
GRANTOR: NORTH HAMPTON LLC						
GRANTEE: INTERVEST CONSTRUCT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W32 S9 FOP=[YR=2007] W32 S2 E3 S9 E26 N3 E3 N8 $ S8 W3 S3 W26 N9 W3 N2 W10 S56 E8 S2 E8 N5 E11 FOP=[YR=2002] S4 E17 FGR=[YR=2002] S11 E12 N2 E18 N33 W8 S14 W22 S10 $ N10 W9 N5 W7 S11 W1 $ E1 N11 E7 S5 E31 N14 E8 N42 $ PTR=E15 FUS=[YR=2003] E20 S12 E20 S23 W11 N9 W9 N2 W10 N8 W10 N16$ W15$.

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	2002	2002	3	84	2,940	
3	0911	SCRN RM A	0	100	42	30	1,260.00	SF	18.00	18.00	100	2006	2006	3	22	4,990	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2006	2006	04	85	42,500	

LAND DESCRIPTION

TOTAL OB/XF 50,430

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/09/2026 BY SYS