LOT 11
IN OR 1423/1857
NORTH HAMPTON PHASE 1 PB 6/215

KEAR DAVID S & CAROL A
86428 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

**2026**

**12-2N-27-1460-0011-0000**

## 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 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

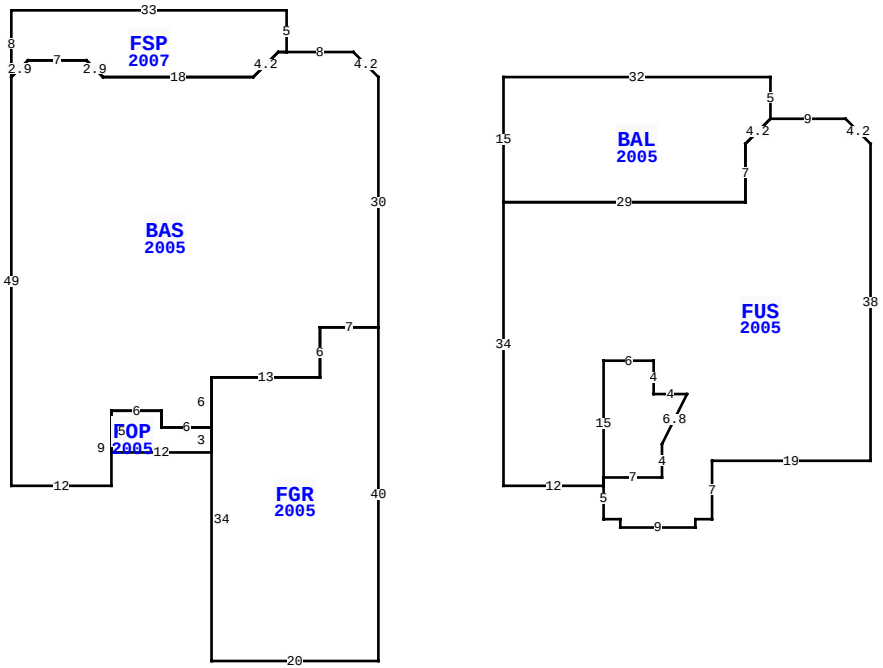
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAL | 455 | 15 | 2005 | 68 | 8,620 |
| BAS | 1,812 | 100 | 2005 | 1,812 | 229,714 |
| FGR | 722 | 55 | 2005 | 397 | 50,329 |
| FOP | 48 | 30 | 2005 | 14 | 1,775 |
| FSP | 239 | 40 | 2007 | 96 | 12,171 |
| FUS | 1,538 | 100 | 2005 | 1,538 | 194,979 |
| TOTALS | 4,814 | | | 3,925 | 497,588 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,925 | 101.3400 | 140.86 | 552,876 | 2005 | 2005 | 0 | 0 | 0 | 10.00 | 90.00 |

1 SNGL FAM 100% - 2007 Heated Area: 3350 HX Base Yr 2007




86428 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 497,588 |
| TOTAL MARKET OB/XF VALUE | | 5,183 |
| TOTAL LAND VALUE - MARKET | | 127,500 |
| TOTAL MARKET VALUE | | 630,271 |
| SOH/AGL Deduction | | 230,340 |
| ASSESSED VALUE | | 399,931 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 348,520 |
| TOTAL JUST VALUE | | 630,271 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 643,165 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0412446 | NEW CONSTR | 248,598 | 03/01/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1423/1857 | 6/28/2006 | WD | Q | I | | 580,000 |
| GRANTOR: INTERVEST CONSTRUCTIO | | | | | | |
| GRANTEE: KEAR DAVID S & CARO | | | | | | |
| 1184/0359 | 10/28/2003 | WD | U | V | 19 | 1,232,260 |
| GRANTOR: NORTH HAMPTON LLC | | | | | | |
| GRANTEE: INTERVEST CONSTRUCT | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2005] U3 L3 W8 FSP=[YR=2007] N5 W33 S8 U2 R2 E7 R2 D2 E18 U3 R3 E1$ W1 L3 D3 W18 U2 L2 W7 L2 D2 S49 E12 N9 FOP=[YR=2005] S5 E12 N3 W6 N2 W6$ E6 S2 E6 N6 FGR=[YR=2005] S34 E20 N40 W7 S6 W13$ E13 N6 E7 N30$ PTR=E15 BAL=[YR=2005] E32 S5 FUS=[YR=2005] E9 D3 R3 S38 W19 S7 W2 S1 W9 N1 W2 N5 E7 N4 R3 U6 W4 N4 W6 S15 W12 N34 E29 N7 R3 U3 $ D3 L3 S7 W29 N15$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 | 2005 | 2005 | 3 | 87 | 3,045 | |
| 5 | 1076 | TRELLIS A | 0 | 100 | 20 | 15 | 300.00 | SF | 7.50 | 7.50 | 100 | 2019 | 2019 | 3 | 95 | 2,138 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,183

| 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