

LOT 52  
IN OR 1062/729  
NORTH HAMPTON PHASE 1 PB 6/215

STANCIN JAMES M & SARA B  
86690 NORTH HAMPTON CLUB WAY  
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0052-0000



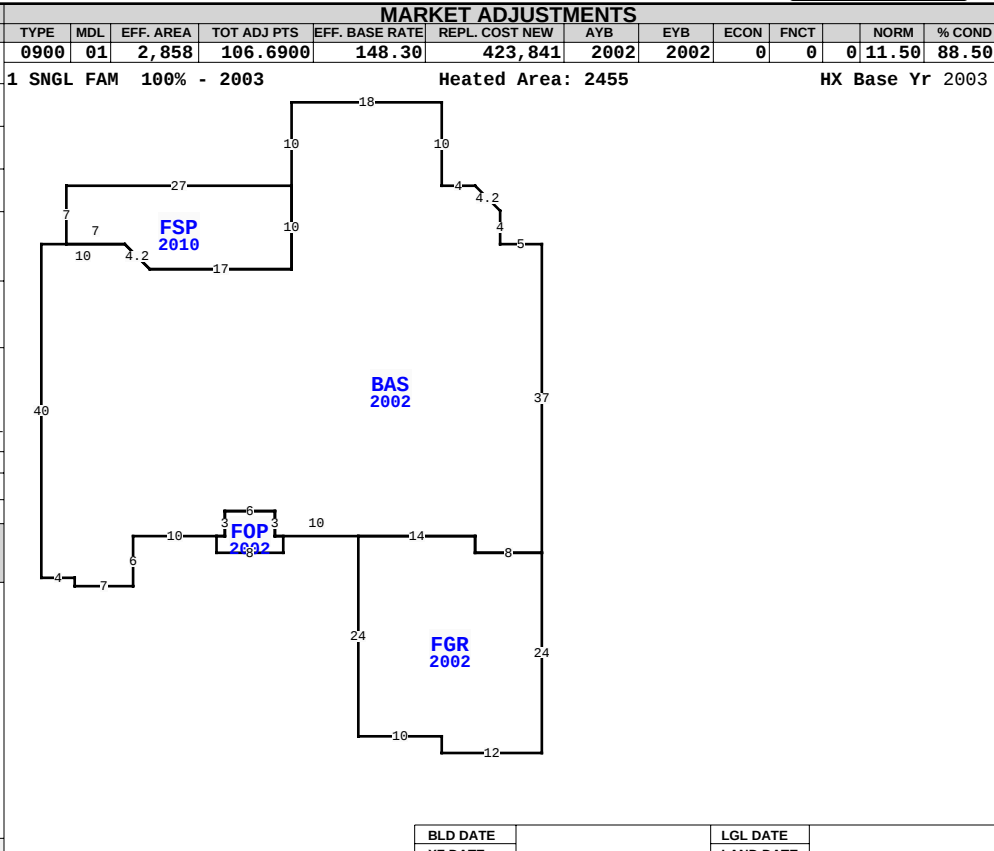
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 16 | WD FR STUC 100 |
| Roof Structur            | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 12 | HARDWOOD 50    |
| Interior Floo            | 14 | CARPET 50      |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 4 100          |
| Bathrooms                |    | 3 100          |
| 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       | 2,455            | 100         | 2002 | 2,455        | 322,208              |
| FGR       | 536              | 55          | 2002 | 295          | 38,718               |
| FOP       | 34               | 30          | 2002 | 10           | 1,312                |
| FSP       | 245              | 40          | 2010 | 98           | 12,862               |
| TOTALS    | 3,270            |             |      | 2,858        | 375,099              |

| EXTRA FEATURES |            |             |         |     |   |          |    |           |       |
|----------------|------------|-------------|---------|-----|---|----------|----|-----------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L   | W | UNITS    | UT | Adj R     | NOTES |
| 1              | 0500       | FP-PRE FAB  | 0       | 100 | 0 | 1.00     | UT | 3,500.00  |       |
| 3              | 0911       | SCRN RM A   | 0       | 100 | 0 | 1,521.00 | SF | 18.00     |       |
| 4              | 0860       | POOL/SPA    | 0       | 100 | 0 | 1.00     | UT | 50,000.00 |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000135   | C   | RES NATURAL          | 100 |     | PUD      | 0.00  | 0.00  | 1.00        |



|                                                |  |  |  |  |           |  |  |  |  |
|------------------------------------------------|--|--|--|--|-----------|--|--|--|--|
| 86690 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH |  |  |  |  |           |  |  |  |  |
| BLD DATE                                       |  |  |  |  | LGL DATE  |  |  |  |  |
| XF DATE                                        |  |  |  |  | LAND DATE |  |  |  |  |
| INC DATE                                       |  |  |  |  | AG DATE   |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |  |  |  |              |  |  |  |  |
|---------------------------|--|--|--|--|--------------|--|--|--|--|
| PAGE 1 of 1               |  |  |  |  |              |  |  |  |  |
| VALUATION SUMMARY         |  |  |  |  |              |  |  |  |  |
| VALUATION BY              |  |  |  |  | STANDARD     |  |  |  |  |
| Tax Group: 4              |  |  |  |  | Tax Dist:    |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  | 375,099      |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  | 76,485       |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  | 127,500      |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  | 579,084      |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  | 272,343      |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  | 306,741      |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  | HX HB 51,411 |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  | 255,330      |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  | 579,084      |  |  |  |  |
| NCON VALUE                |  |  |  |  | 0            |  |  |  |  |
| INCOME VALUE              |  |  |  |  |              |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  | 601,476      |  |  |  |  |

| PERMIT NUM | DESCRIPTION       | AMT     | ISSUED     |
|------------|-------------------|---------|------------|
| B240000873 | KITCHEN REMODEL - | 5,000   | 01/23/2024 |
| 21006511   | WINDOWS           | 35,758  | 06/16/2021 |
| 20005422   | SCRN ENCL         | 11,950  | 08/19/2020 |
| 20003111   | SWIM POOL         | 60,000  | 06/08/2020 |
| B0209236   | NEW CONSTR        | 237,866 | 01/01/2002 |

| SALES DATA                   |            |              |        |        |           |               |  |  |  |
|------------------------------|------------|--------------|--------|--------|-----------|---------------|--|--|--|
| OFF RECORD<br>Number         | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |  |  |
| 1062/0729                    | 6/13/2002  | WD           | Q      | I      |           | 257,900       |  |  |  |
| GRANTOR:BEAZER HOMES CORP    |            |              |        |        |           |               |  |  |  |
| GRANTEE: STANCIN JAMES & SAR |            |              |        |        |           |               |  |  |  |
| 1014/1597                    | 10/22/2001 | WD           | U      | V      | 19        | 305,000       |  |  |  |
| GRANTOR:NORTH HAMPTON LLC    |            |              |        |        |           |               |  |  |  |
| GRANTEE:BEAZER HOMES CORP    |            |              |        |        |           |               |  |  |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                             |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2002] W5 N4 U3 L3 W4 N10 W18 S10 FSP=[YR=2010] W27 S7 E7 D3 R3 E17 N10 \$ S10 W17 U3 L3 W10 S40 E4 S1 E7 N6 E10 FOP=[YR=2002] S2 E8 N2 W1 N3 W6 S3 W1 \$E1 N3 E6 S3 E10 FGR=[YR=2002] S24 E10 S2 E12 N24 W8 N2 W14 \$ E14 S2 E8 N37 \$. |  |  |  |  |  |  |  |  |  |