LOT 57 & PT LOT 58
IN OR 2843/423
NORTH HAMPTON PHASE 1 PB 6/215

ALSTEAD ELIAS & CAROLINE
86313 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0057-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

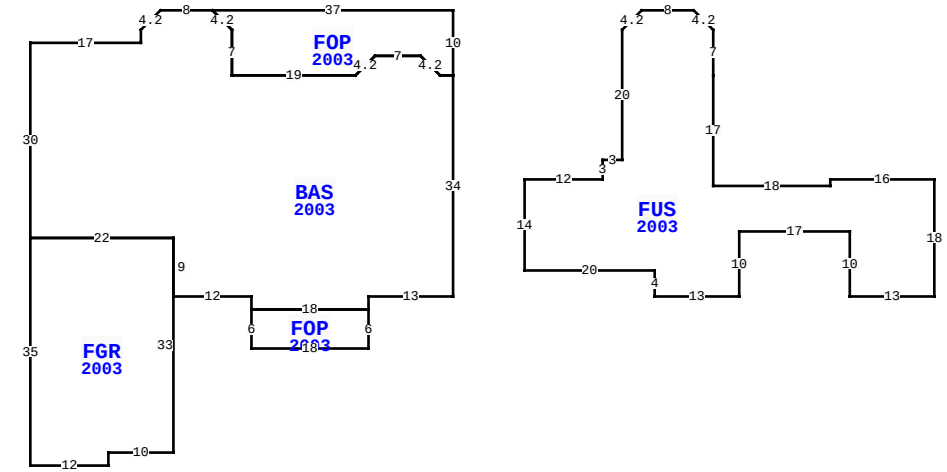
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	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
BAS	2,294	100	2003	2,294	275,216
FGR	750	55	2003	412	49,429
FOP	108	30	2003	32	3,839
FOP	315	30	2003	94	11,277
FUS	1,230	100	2003	1,230	147,566
TOTALS	4,697			4,062	487,327

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,062	96.9760	134.80	547,558	2003	2003	0	0	0	11.00	89.00

1 SNGL FAM 0% - 2026 Heated Area: 3524 HX Base Yr



86313 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	487,327
TOTAL MARKET OB/XF VALUE	2,975
TOTAL LAND VALUE - MARKET	127,500
TOTAL MARKET VALUE	617,802
SOH/AGL Deduction	0
ASSESSED VALUE	617,802
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	617,802
TOTAL JUST VALUE	617,802
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	649,680

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210161	NEW CONSTR	261,458	08/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2843/423	1/07/2026	WD	Q	I	01	769,000
GRANTOR: OBRIEN THOMAS MICHAEL						
GRANTEE: ALSTEAD ELIAS & CAR						
2676/354	10/26/2023	WD	Q	I	05	765,000
GRANTOR: SHIRLEY JANELL H						
GRANTEE: OBRIEN TRACY & TOM						

BUILDING NOTES

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	85	2,975	

BUILDING DIMENSIONS

BAS=[YR=2003;ORIG=-37,0] W8 D3L3 S2 W17 S30 E22 S9 E12 S2 E18 N2 E13 N34 W2 U3L3 W7 D3L3 W19 N7 U3L3 $
FUS=[YR=2003;ORIG=11,26] E12 N3 E3 N20 U3R3 E8 D3R3 S7 S17 E18 N1 E16 S18 W13 N10 W17 S10 W13 N4 W20 N14 $
FGR=[YR=2003;ORIG=-65,35] S35 E12 N2 E10 N33 W22 $
FOP=[YR=2003;ORIG=0,0] W37 D3R3 S7 E19 U3R3 E7 D3R3 E2 N10 $
FOP=[YR=2003;ORIG=-31,46] S6 E18 N6 W18 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,975

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							

REVIEW DATE 06/08/2026 BY KWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/09/2026 BY SYS