LOT 60
IN OR 1605/769
NORTH HAMPTON PHASE 1 PB 6/215

SMITH ROBERT L & ARMINDA
86367 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0060-0000

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

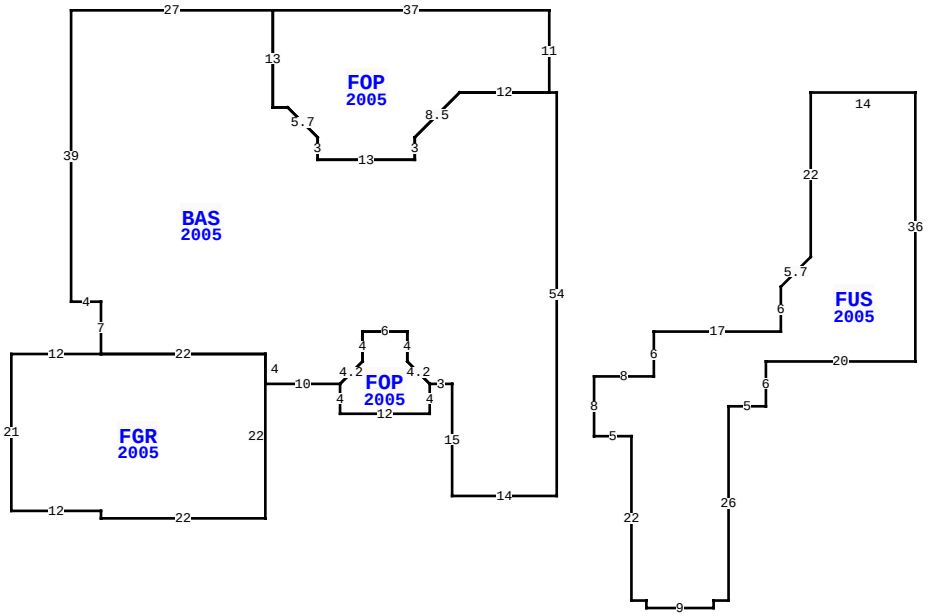
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4043.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,704	100	2005	2,704	352,751
FGR	736	55	2005	405	52,835
FOP	99	30	2005	30	3,914
FOP	562	30	2005	169	22,047
FUS	1,109	100	2005	1,109	144,675
TOTALS	5,210			4,417	576,220

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,417	104.2800	144.95	640,244	2005	2005	0	0	0	10.00	90.00

1 SNGL FAM 100% - 2014 Heated Area: 3813 HX Base Yr 2014



86367 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		576,220
TOTAL MARKET OB/XF VALUE		1,740
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		705,460
SOH/AGL Deduction		274,599
ASSESSED VALUE		430,861
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		379,450
TOTAL JUST VALUE		705,460
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		718,865

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0514924	ELEC OTHER	1,500	05/01/2005
M0509777	H/AC	0	05/01/2005
P09284	OTHER	0	04/01/2005
B14774	NEW CONSTR	459,500	03/01/2005
R07341	REPAIR/RRF	3,500	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1605/0769	1/27/2009	QC	U	I	19	100
GRANTOR: SMITH ARMIDA						
GRANTEE: SMITH ROBERT L & AR						
1390/1851	2/22/2006	WD	Q	I		548,000
GRANTOR: DORNEY KELLY A & THEO						
GRANTEE: SMITH ARMIDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W1 FOP=[YR=2005] N11 W37 S13 E2 D4 R4 S3 E13 N3 R6 U6 E12$ W12 D6 L6 S3 W13 N3 U4 L4 W2 N13 W27 S39 E4 S7 FGR=[YR=2005] W12 S21 E12 S1 E22 N22 W22$ E22 S4 E10 FOP=[YR=2005] S4 E12 N4 U3 L3 N4 W6 S4 D3 L3 $ U3 R3 N4 E6 S4 D3 R3 E3 S15 E14 N54$ PTR=E48 FUS=[YR=2005] W14 S22 D4 L4 S6 W17 S6 W8 S8 E5 S22 E2 S1 E9 N1 E2 N26 E5 N6 E20 N36$ W48$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	87	1,740	

LAND DESCRIPTION

TOTAL OB/XF 1,740

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