LOT 63
IN OR 1380/159
NORTH HAMPTON PHASE 1 PB 6/215

GUEVARRA MARK B
212 BAY AVE
CAPE CHARLES, VA 23310

2026

12-2N-27-1460-0063-0000

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 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

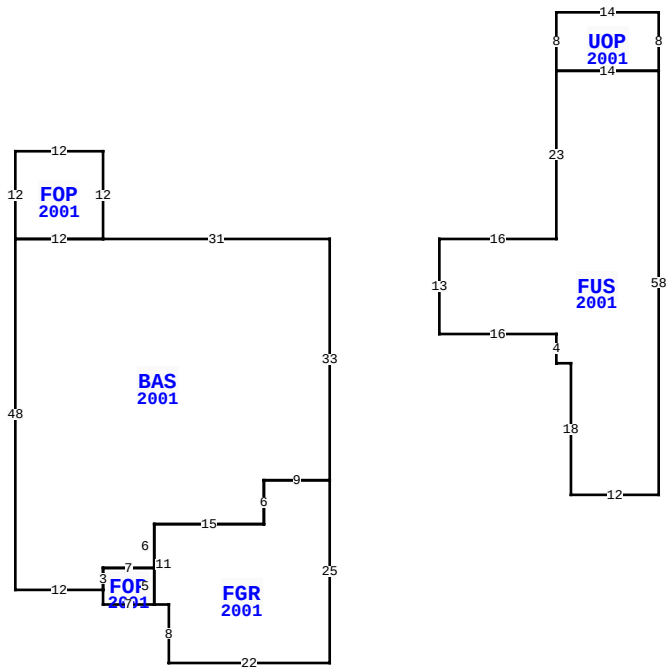
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,773	100	2001	1,773	226,063
FGR	494	55	2001	272	34,681
FOP	35	30	2001	10	1,275
FOP	144	30	2001	43	5,482
FUS	984	100	2001	984	125,463
UOP	112	20	2001	22	2,805
TOTALS	3,542			3,104	395,770

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,104	104.2360	144.89	449,739	2001	2001	0	0	0	12.00	88.00

1 SNGL FAM 0% - 0 Heated Area: 2757 HX Base Yr



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

86089 HAMPTON BAYS DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	395,770
TOTAL MARKET OB/XF VALUE	2,905
TOTAL LAND VALUE - MARKET	127,500
TOTAL MARKET VALUE	526,175
SOH/AGL Deduction	50,304
ASSESSED VALUE	475,871
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	475,871
TOTAL JUST VALUE	526,175
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	534,243

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25952	REPAIR/RRF	2,600	04/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1380/0159	1/09/2006	WD	Q	I		397,000
GRANTOR: CASERTA CHRISTOPHER &						
GRANTEE: GUEVARRA MARK B						
1027/0604	12/27/2001	WD	Q	I		249,600
GRANTOR: INTERVEST CONSTRUCTIO						
GRANTEE: CASERTA CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W31 FOP=[YR=2001] N12 W12 S12 E12 $ W12 S48 E12 FOP=[YR=2001] S2 E7 FGR=[YR=2001] E2 S8 E22 N25 W9 S6 W15 S11 $ N5 W7 S3 $ N3 E7 N6 E15 N6 E9 N33 $ PTR= E15 FUS=[YR=2001] E16 N23 UOP=[YR=2001] N8 E14 S8 W14 $ E14 S58 W12 N18 W2 N4 W16 N13 $ 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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	83	2,905	

LAND DESCRIPTION

TOTAL OB/XF 2,905

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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/09/2026 BY SYS