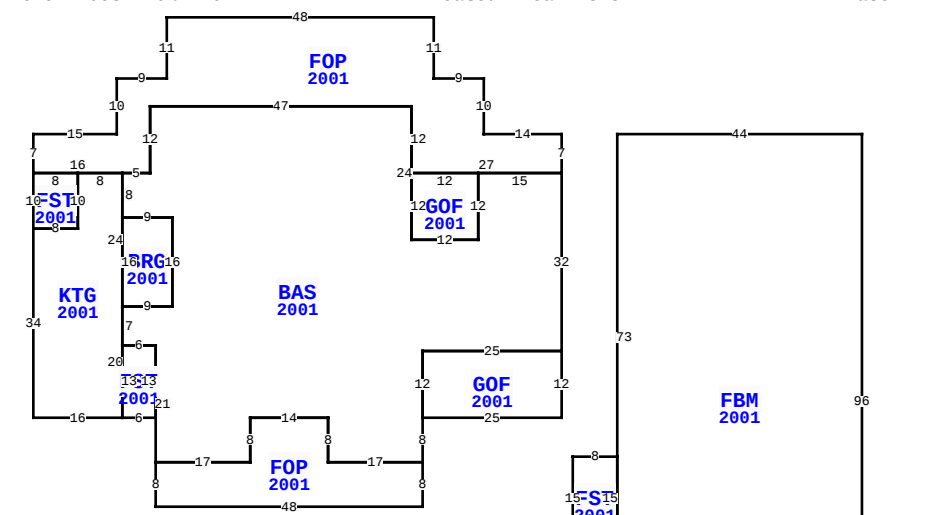


NORTH HAMPTON GOLF & SOCIAL LLC
20315 NORMAN COLONY RD
CORNELIUS, NC 28031

12-2N-27-1460-00P1-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 3										
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	%	NORM	% COND								
Exterior Wall	12	CEDAR 100								0303	04	8,726	88.6545	100.40	876,090	2001	2001	0	0	12.00	88.00									
Roof Structur	04	WOOD TRUSS 100								1 CLUB HOUSE 0% - 0 Heated Area: 7815 HX Base Yr																				
Roof Cover	03	COMP SHNGL 100																												
Interior Wall	05	DRYWALL 70																												
Interior Wall	06	CUST PANEL 30																												
Interior Floo	14	CARPET 90																												
Interior Floo	15	HARDTILE 10																												
Ceiling	01	FIN.SUSPD 100																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Fixtures		20 100																												
Frame	03	MASONRY 100																												
Story Height		0 100																												
RMS		10 100																												
Stories	2.	2. 100																												
Units		0 100																												
Occupancy	00	NONE 100																												
Quality	03	Quality Level 03																												
DOR CODE	3800	GOLF COURSES																												
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	3,646	100	2001	3,646	322,131																									
BRG	144	125	2001	180	15,903																									
FBM	4,224	70	2001	2,957	261,257																									
FOP	496	30	2001	149	13,165																									
FOP	1,289	30	2001	387	34,192																									
FST	78	50	2001	39	3,446																									
FST	80	50	2001	40	3,534																									
FST	120	50	2001	60	5,301																									
GOF	144	110	2001	158	13,959																									
GOF	300	110	2001	330	29,156																									
TOTALS	11,145			8,726	770,959																									
EXTRA FEATURES										22680 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH										BLD DATE 03/01/2021 KK LGL DATE 04/24/2025 DC										
L N	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	2503	GOLF CRS 3	0	0	0	1.00	UT	44,000.00	44,000.00	100	2002	2002	3	80	35,200															
2	2503	GOLF CRS 3	0	0	0	2.00	UT	44,000.00	44,000.00	100	2002	2002	3	80	70,400															
3	2503	GOLF CRS 3	0	0	0	2.00	UT	44,000.00	44,000.00	100	2002	2002	3	80	70,400															
4	2503	GOLF CRS 3	0	0	0	1.00	UT	44,000.00	44,000.00	100	2002	2002	3	80	35,200															
5	1123	CB 8"	0	0	0	1,050.00	SF	6.15	6.15	100	2001	2001	3	77	4,972															
6	0803	ASPHALT C	0	0	0	24,574.00	SF	2.00	2.00	100	2001	2001	3	50	24,574															
7	0812	CONCRETE C	0	0	0	3,664.00	SF	4.00	4.00	100	2001	2001	3	77	11,285															
8	0424	CL FNC 6'	0	0	0	673.00	LF	20.00	20.00	100	2001	2001	3	48	6,461															
9	0464	FNC GT 10'	0	0	0	4.00	UT	350.00	350.00	100	2001	2001	3	48	672															
10	0418	EXHST FAN	0	0	0	1.00	UT	400.00	400.00	100	2001	2001	3	20	80															
LAND DESCRIPTION										TOTAL OB/XF 259,244																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV						
1	003800	C	GOLF CRS	0		PUD	0.00	0.00	222.56	AC		1.00	1.00	1.00	2,500.00	2,500.00	556,400													
2	003800	C	GOLF CRS	0		PUD	0.00	0.00	4.81	AC		1.00	1.00	1.00	80,000.00	80,000.00	384,800													
														</																

REVIEW DATE 01/01/2023 BY CD Total Acres: 227.37 Total Land Value: 941,200 Market: 0 Agricultural: 0 Common: 941,200 PRINTED 07/09/2026 BY SYS

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