LOT 137
NORTH HAMPTON PHASE 1 PB 6/215

**CLAUSE DONALD W & RONYA-LYNN K**
86124 HAMPTON BAYS DRIVE
FERNANDINA BEACH, FL 32034

**2026**

**12-2N-27-1460-0137-0000**

## BUILDING CHARACTERISTICS

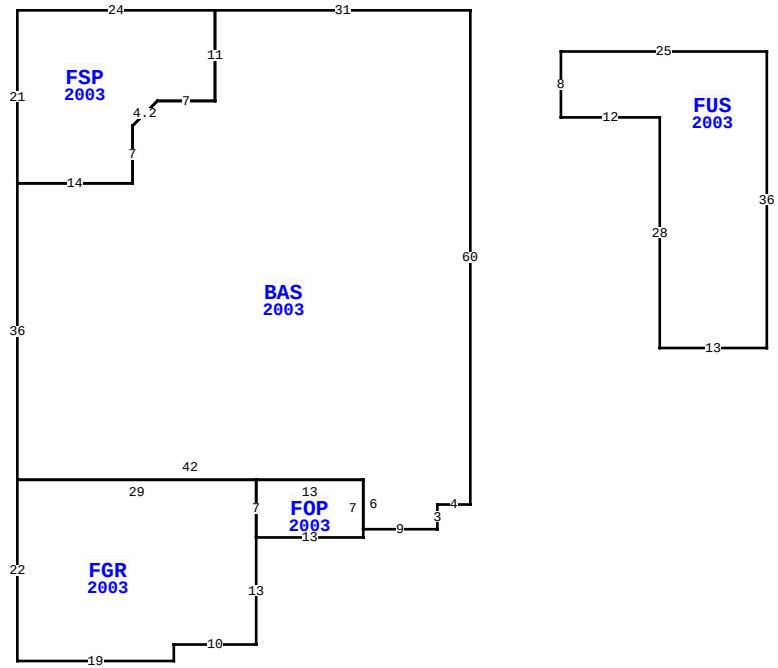
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 13 | LVT/LAMNT 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 3 100 |
| 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 | 2,793 | 100 | 2003 | 2,793 | 362,276 |
| FGR | 618 | 55 | 2003 | 340 | 44,101 |
| FOP | 91 | 30 | 2003 | 27 | 3,502 |
| FSP | 409 | 40 | 2003 | 164 | 21,272 |
| FUS | 564 | 100 | 2003 | 564 | 73,155 |
| TOTALS | 4,475 | | | 3,888 | 504,307 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,888 | 104.8500 | 145.74 | 566,637 | 2003 | 2003 | 0 | 0 | 0 | 11.00 | 89.00 |

1 SNGL FAM 100% - 2024 Heated Area: 3357 HX Base Yr 2024




86124 HAMPTON BAYS DR, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 504,307 |
| TOTAL MARKET OB/XF VALUE | | 45,788 |
| TOTAL LAND VALUE - MARKET | | 127,500 |
| TOTAL MARKET VALUE | | 677,595 |
| SOH/AGL Deduction | | 13,768 |
| ASSESSED VALUE | | 663,827 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 612,416 |
| TOTAL JUST VALUE | | 677,595 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 650,852 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0210425 | XFOB | 6,837 | 11/01/2002 |
| B0210308 | NEW CONSTR | 244,839 | 11/01/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2859/1183 | 4/07/2026 | WD | Q | I | 01 | 975,000 |
| GRANTOR: DENNARD FAMILY TRUST | | | | | | |
| GRANTEE: CLAUSE DONALD W & R | | | | | | |
| 2647/1123 | 5/26/2023 | QC | U | I | 11 | 100 |
| GRANTOR: DENNARD GERALD W JR & | | | | | | |
| GRANTEE: DENNARD FAMILY TRUS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2003;ORIG=0,0] W31 S11 W7 D3L3 S7 W14 S36 E42 S6 E9 N3 E4 N60 $
FGR=[YR=2003;ORIG=-55,57] S22 E19 N2 E10 N13 N7 W29 $
FUS=[YR=2003;ORIG=11,5] E25 S36 W13 N28 W12 N8 $
FSP=[YR=2003;ORIG=-31,0] W24 S21 E14 N7 U3R3 E7 N11 $
FOP=[YR=2003;ORIG=-26,64] E13 N7 W13 S7 $
.

## 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 | 0860 | POOL/SPA | 0 | 100 | 0 | 0 | 1.00 | UT | 50,000.00 | 50,000.00 | 100 | 2003 | 2003 | 04 | 85 | 42,500 | |
| 2 | 0911 | SCRN RM A | 0 | 100 | 36 | 23 | 828.00 | SF | 18.00 | 18.00 | 100 | 2003 | 2003 | 3 | 20 | 2,981 | |
| 5 | 1126 | CB/STC 8" | 0 | 100 | 4 | 12 | 48.00 | SF | 8.00 | 8.00 | 100 | 2003 | 2003 | 3 | 80 | 307 | |

## LAND DESCRIPTION

TOTAL OB/XF 45,788

| 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 | 000135 | C | RES NATURAL | 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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/09/2026 BY SYS