LOT 157
NORTH HAMPTON PHASE 1 PB 6/215

KLEPEISZ FAMILY TRUST/KLEPEISZ FRANK J TRUSTEE
86523 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0157-0000

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		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

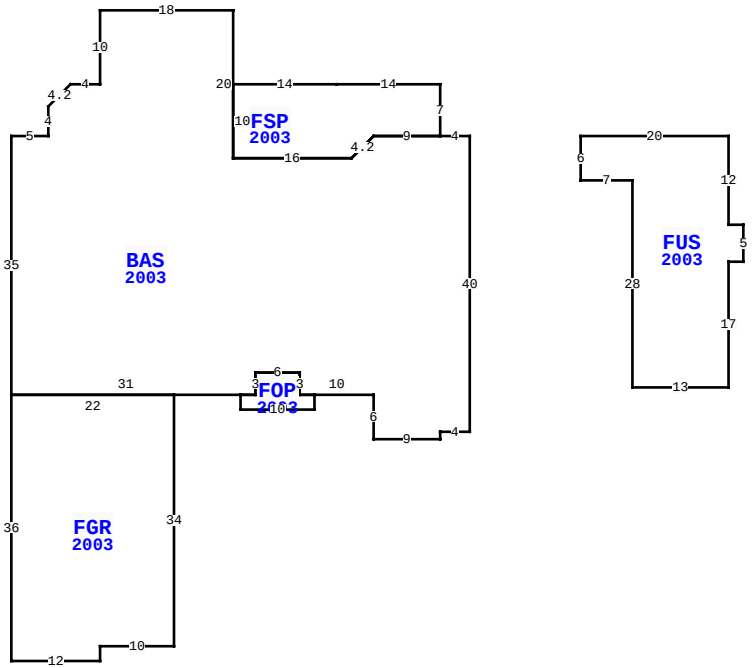
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,524	100	2003	2,524	333,001
FGR	772	55	2003	425	56,072
FOP	38	30	2003	11	1,452
FSP	249	40	2003	100	13,193
FUS	494	100	2003	494	65,176
TOTALS	4,077			3,554	468,892

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,554	106.6500	148.24	526,845	2003	2003	0	0	0	11.00	89.00

1 SNGL FAM 100% - 2020 Heated Area: 3018 HX Base Yr 2020



86523 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

BLD DATE	03/29/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/05/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		468,892
TOTAL MARKET OB/XF VALUE		70,977
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		614,869
SOH/AGL Deduction		207,868
ASSESSED VALUE		407,001
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		355,590
TOTAL JUST VALUE		614,869
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		629,395

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1911682	SWIM POOL	30,000	11/07/2019
B1911560	SCRNENCL	15,000	11/05/2019
B0210517	NEW CONSTR	225,000	04/25/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2610/0070	12/12/2022	WD	U	I	11	100
GRANTOR: KLEPEISZ FRANK J & IL						
GRANTEE: KLEPEISZ FAMILY TRU						
2296/1809	8/09/2019	WD	Q	I	01	390,000
GRANTOR: SHELLY JAMES C JR & E						
GRANTEE: KLEPEISZ FRANK J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W4 FSP=[YR=2003] N7W14 W14 S10 E16 U3 R3 E9 $ W9 L3 D3 W16 N20 W18 S10 W4 D3 L3 S4 W5 S35 FGR=[YR=2003] S36 E12 N2 E10 N34 W22$ E31 FOP=[YR=2003] S2 E10 N2 W2 N3 W6 S3 W2$ E2 N3 E6 S3 E10 S6 E9 N1 E4 N40 $ PTR= E15 FUS=[YR=2003] E20S12 E2 S5 W2 S17 W13 N28 W7 N6$ 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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	85	2,975	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2020	2020	04	95	47,500	
6	0911	SCRN RM A	0	100	0	0	1,389.00	SF	18.00	18.00	100	2020	2020	3	82	20,502	

LAND DESCRIPTION

TOTAL OB/XF 70,977

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	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS