LOT 159
NORTH HAMPTON PHASE 1 PB 6/215

OLIVE FRANK JEAN & MAUREEN B
86555 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0159-0000

BUILDING CHARACTERISTICS

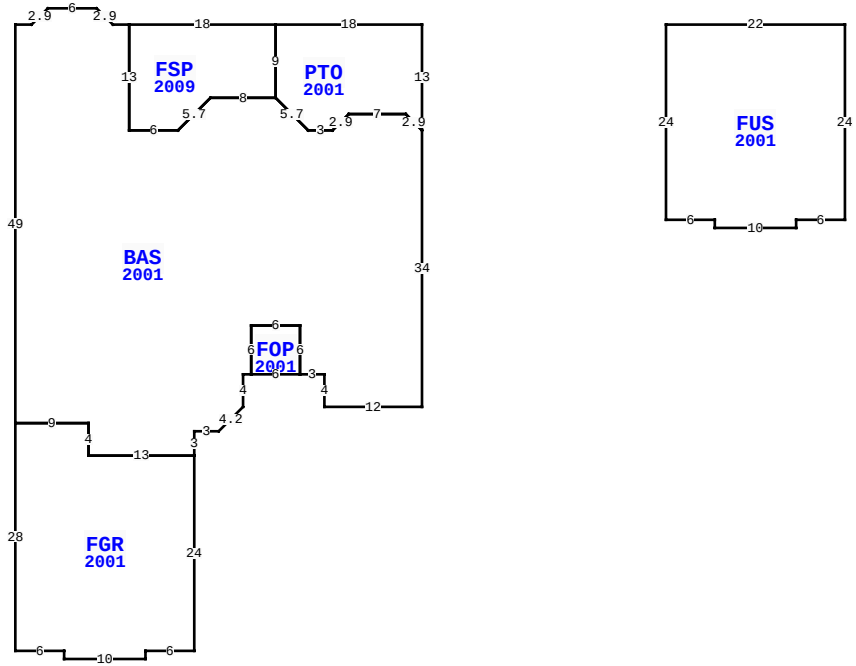
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	1,998	100	2001	1,998	260,975
FGR	574	55	2001	316	41,276
FOP	36	30	2001	11	1,437
FSP	194	40	2009	78	10,189
FUS	538	100	2001	538	70,272
PTO	208	5	2001	10	1,306
TOTALS	3,548			2,951	385,455

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,951	106.7840	148.43	438,017	2001	2001	0	0	0	12.00	88.00

1 SNGL FAM 100% - 2024 Heated Area: 2536 HX Base Yr 2024



86555 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		385,455
TOTAL MARKET OB/XF VALUE		6,190
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		519,145
SOH/AGL Deduction		0
ASSESSED VALUE		519,145
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		462,734
TOTAL JUST VALUE		519,145
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		524,908

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1910978	ADDITION	3,864	10/17/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2650/1290	6/26/2023	WD	Q	I	01	620,000
GRANTOR: MARTIN MICHAEL & ANGE						
GRANTEE: OLIVE FRANK JEAN &						
2275/1462	5/16/2019	WD	Q	I	01	345,000
GRANTOR: CARTER JAMES W & MARI						
GRANTEE: MARTIN MICHAEL & AN						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2001] W18 FSP=[YR=2009] W18 BAS=[YR=2001] W2 U2 L2 W6 D2 L2 W2 S49 FGR=[YR=2001] S28 E6 S1 E10 N1 E6 N24 W13 N4 W9 $ E9 S4 E13 N3 E3 U3 R3 N4 E1 FOP=[YR=2001] E6 N6 W6 S6 $ N6 E6 S6 E3 S4 E12 N34 U2 L2 W7 D2 L2 W3 U4 L4 W8 D4 L4 W6 N13 $ S13 E6 U4 R4 E8 N9 $ S9 D4 R4 E3 U2 R2 E7 D2 R2 N13 $ PTR= E30 FUS=[YR=2001] E22 S24 W6 S1 W10 N1 W6 N24 $ W30 $.

EXTRA FEATURES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	83	2,905	
3	0911	SCRN RM A	0	100	13	18	234.00	SF	18.00	18.00	100	2019	2019	3	78	3,285	

LAND DESCRIPTION

TOTAL OB/XF 6,190

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0003	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