

HARPRING LEMICH FAMILY TRUST/HARPRING THRINE CHRIS
86569 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

12-2N-27-1460-0160-0000

BUILDING CHARACTERISTICS

ELEMENT	CD				
Exterior Wall	16 WD FR STUC 90				
Exterior Wall	21 STONE 10				
Roof Structur	08 IRREGULAR 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	14 CARPET 70				
Interior Floo	11 CLAY TILE 30				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	4 100				
Bathrooms	3 100				
Frame Stories	02 WOOD FRAME 100				
Units	1. 1 100 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	2,384	100	2002	2,384	328,839
FGR	475	55	2002	261	36,001
FOP	174	30	2002	52	7,173
FOP	276	30	2002	83	11,448
TOTALS	3,309			2,780	383,463

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,780	112.1280	155.86	433,291	2002	2002	0	0	011.50	88.50

1 SNGL FAM 0% - 2026 Heated Area: 2384 HX Base Yr

The floor plan shows a complex polygonal shape representing the building's footprint. Dimensions are provided along the perimeter and internal divisions. Key areas identified include:

- FGR 2002:** Front Yard Greenery area.
- FOP 2002:** Front Office/Patio area.
- BAS 2002:** Backyard area.

Total Gross Area is 3,309 sq ft, totaling 383,463 market value units.

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	383,463
TOTAL MARKET OB/XF VALUE	2,940
TOTAL LAND VALUE - MARKET	127,500
TOTAL MARKET VALUE	513,903
SOH/AGL Deduction	0
ASSESSED VALUE	513,903
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	513,903
TOTAL JUST VALUE	513,903
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	517,337

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U I V I RSN CD	SALE PRICE
2834/592	12/05/2025	WD Q	I I 01	600,000

GRANTOR: WHITT ROY E & MINNIE
GRANTEE: HARPRING LEMICH FAM
1850/1921 4/15/2013 WD Q I I 02 267,000
GRANTOR: VEALE THOMAS L & ROBE
GRANTEE: WHITT ROY E & MINNI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W14 S8 FOP=[YR=2002] W30 S8 E12 S2 E18 N10 \$
S10 W18 N2 W12 N14 W4 U2 L2 W7 L2 D2 W4 S32 FGR=[YR=2002]
S25 E19 N4 FOP=[YR=2002] E30 N5 W11 N3 W8 S3 W11 S5 \$ N21
W19 \$ E19 S16 E11 N3 E8 S3E11 S7 E14 N57 \$.

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	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	84	2,940	

LAND DESCRIPTION

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	000135	C	RES NATURAL	0	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