LOT 277
NORTH HAMPTON PHASE 1 PB 6/215

BAINE CHRISTOPHER SCOTT & CHRISTINA ELLINGTON
85043 WAINSCOTT COURT
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0277-0000

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 90
Interior Wall	06	CUST PANEL 10
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

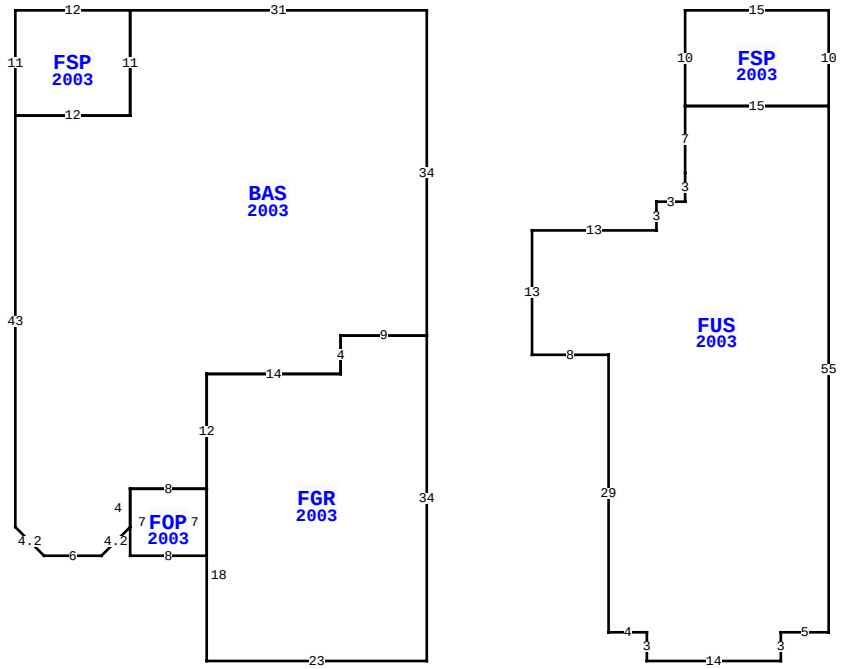
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4043.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,781	100	2003	1,781	235,180
FGR	726	55	2003	399	52,688
FOP	56	30	2003	17	2,245
FSP	132	40	2003	53	6,999
FSP	150	40	2003	60	7,923
FUS	1,316	100	2003	1,316	173,777
TOTALS	4,161			3,626	478,811

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,626	106.7400	148.37	537,990	2003	2003	0	0	0	11.00	89.00

1 SNGL FAM 100% - 2008 Heated Area: 3097 HX Base Yr 2008



85043 WAINSCOTT CT, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		478,811
TOTAL MARKET OB/XF VALUE		1,700
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		608,011
SOH/AGL Deduction		244,266
ASSESSED VALUE		363,745
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		312,334
TOTAL JUST VALUE		608,011
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		619,403

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002906	REROOF	14,200	04/17/2020
B0209925	NEW CONSTR	231,578	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2703/228	3/29/2024	WD	U	I	11	100
GRANTOR: BAINE CHRISTOPHER S						
GRANTEE: BAINE CHRISTOPHER S						
1740/1341	5/06/2011	QC	U	I	11	100
GRANTOR: KEITH KELLY M (BAINE)						
GRANTEE: BAINE CHRISTOPHER S						

BUILDING NOTES

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	85	1,700	

BUILDING DIMENSIONS

BAS=[YR=2003;ORIG=0,0] N34 W31 S11 W12 S43 D3R3 E6 U3R3 N4 E8 N12 E14 N4 E9 $
FUS=[YR=2003;ORIG=11,2] E8 S29 E4 S3 E14 N3 E5 N55 W15 S7 S3 W3 S3 W13 S13 $
FGR=[YR=2003;ORIG=-23,16] S18 E23 N34 W9 S4 W14 S12 $
FSP=[YR=2003;ORIG=42,-24] N10 W15 S10 E15 $
FSP=[YR=2003;ORIG=-31,-34] W12 S11 E12 N11 $
FOP=[YR=2003;ORIG=-31,16] S7 E8 N7 W8 $
PTR=[ORIG=0,0] E20 W20 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,700

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	000134	C	RES POND	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/09/2026 BY SYS