LOT 279
IN OR 1699/1985 & OR 1699/1986
NORTH HAMPTON PHASE 1 PB 6/215

ALEXANDER ROBERT II & JENNIFER
85061 WAINSCOTT COURT
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0279-0000

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 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

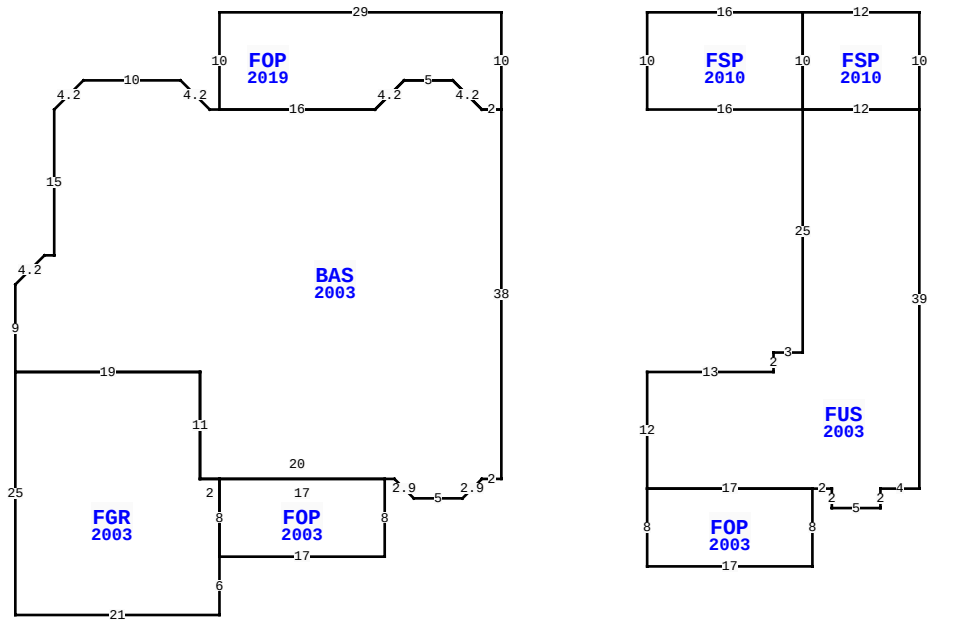
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4043.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,704	100	2003	1,704	234,218
FGR	503	55	2003	277	38,074
FOP	136	30	2003	41	5,635
FOP	136	30	2003	41	5,635
FOP	266	30	2019	80	10,996
FSP	120	40	2010	48	6,598
FSP	160	40	2010	64	8,797
FUS	676	100	2003	676	92,917
TOTALS	3,701			2,931	402,871

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,931	111.1080	154.44	452,664	2003	2003	0	0	0	11.00	89.00

1 SNGL FAM 100% - 2012 Heated Area: 2380 HX Base Yr 2012



85061 WAINSCOTT CT, 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		402,871
TOTAL MARKET OB/XF VALUE		61,777
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		569,648
SOH/AGL Deduction		154,312
ASSESSED VALUE		415,336
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		363,925
TOTAL JUST VALUE		569,648
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		590,031

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1909534	SCRN ENCL	27,772	11/19/2019
B1909974	SWIM POOL	40,000	09/23/2019
B24041	REPAIR/RRF	4,700	10/01/2010
B0210177	NEW CONSTR	182,871	09/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1699/1986	9/17/2010	WD	U	I	11	126,250
GRANTOR: MASSACHUSETTS AVE LLC						
GRANTEE: ALEXANDER ROBERT W						
1699/1985	9/17/2010	WD	U	I	11	126,250
GRANTOR: DARI HOMES LLC &						
GRANTEE: ALEXANDER ROBERT W						

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	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	2019	2019	04	95	47,500	
6	0911	SCRN RM A	0	100	23	35	805.00	SF	18.00	18.00	100	2019	2019	3	78	11,302	

BUILDING DIMENSIONS

BAS=[YR=2003;ORIG=-29,10] W1 U3L3 W10 D3L3 S15 W1 D3L3 S9 E19 S11 E20 D2R2 E5 U2R2 E2 N38 W2 U3L3 W5 D3L3 W16 $
FUS=[YR=2003;ORIG=43,10] S39 W4 S2 W5 N2 W2 W17 N12 E13 N2 E3 N25 E12 $
FGR=[YR=2003;ORIG=-50,37] S25 E21 N6 N8 W2 N11 W19 $
FOP=[YR=2019;ORIG=0,0] W29 S10 E16 U3R3 E5 D3R3 E2 N10 $
FSP=[YR=2010;ORIG=15,0] E16 S10 W16 N10 $
FOP=[YR=2003;ORIG=-29,56] E17 N8 W17 S8 $
FOP=[YR=2003;ORIG=32,49] S8 W17 N8 E17 $
FSP=[YR=2010;ORIG=31,0] E12 S10 W12 N10 $
PTR=[ORIG=0,0] E15 W15 $
.

LAND DESCRIPTION

TOTAL OB/XF 61,777

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	000140	C	RES GOLF	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	105,000.00	105,000.00	105,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/09/2026 BY SYS