



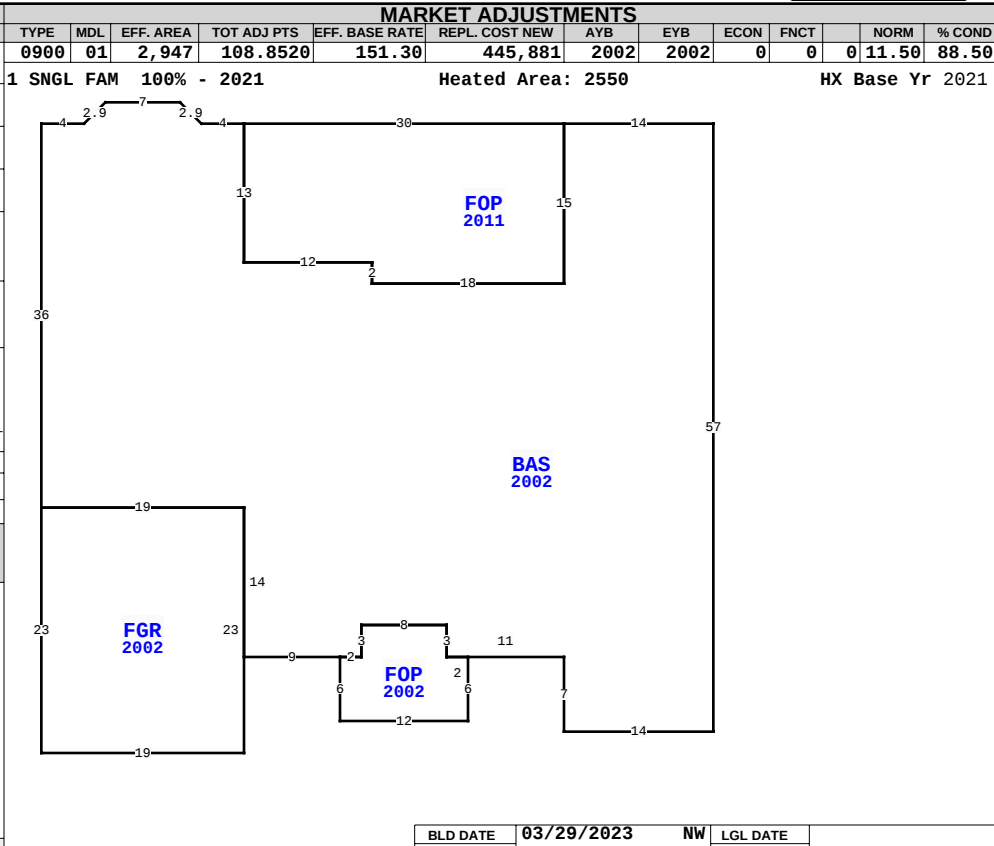
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,550	100	2002	2,550	341,446
FGR	437	55	2002	240	32,136
FOP	96	30	2002	29	3,883
FOP	426	30	2011	128	17,139
TOTALS	3,509			2,947	394,605

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00
6	0912	SCRN RM G	0	100	0	0	1,566.00	SF	21.00



861260 NORTH HAMPTON CLUB WAY, FERNANDO BEACH										LAND DATE
										AG DATE
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	3,500.00	3,500.00	100	2002	2002	3	84	2,940	
1.00	UT	50,000.00	50,000.00	100	2022	2022	04	100	50,000	
1,566.00	SF	21.00	21.00	100	2022	2022	3	90	29,597	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		394,605	
TOTAL MARKET OB/XF VALUE		82,537	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		604,642	
SOH/AGL Deduction		139,826	
ASSESSED VALUE		464,816	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		413,405	
TOTAL JUST VALUE		604,642	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		618,042	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005953	ADDITION	10,320	08/20/2021
21004150	SWIM POOL	72,536	04/06/2021
B0209714	NEW CONSTR	252,700	06/01/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2375/0086	7/08/2020	WD	Q	I	01	395,500	
GRANTOR: BURKE NICHOLAS & MARY							
GRANTEE: RHOADS DERECK H & A							
1883/0541	9/27/2013	WD	Q	I	02	286,000	
GRANTOR: SHIRLEY JAMES R & JOA							
GRANTEE: BURKE NICHOLAS & MA							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2002] W14 FOP=[YR=2011] W30 S13 E12 S2 E18 N15 \$ S15 W18 N2 W12 N13 W4 U2 L2 W7 D2 L2 W4 S36 FGR=[YR=2002] S23 E19 N23 W19 \$ E19S14 E9 FOP=[YR=2002] S6 E12 N6 W2 N3 W8 S3 W2 \$ E2 N3 E8 S3 E11 S7 E14 N57 \$.									

LAND DESCRIPTION										TOTAL OB/XF										82,537									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500												
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