LOT 315
NORTH HAMPTON PHASE 2 PB 6/328

PETTENGILL CAROL L L/E/
861368 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0315-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

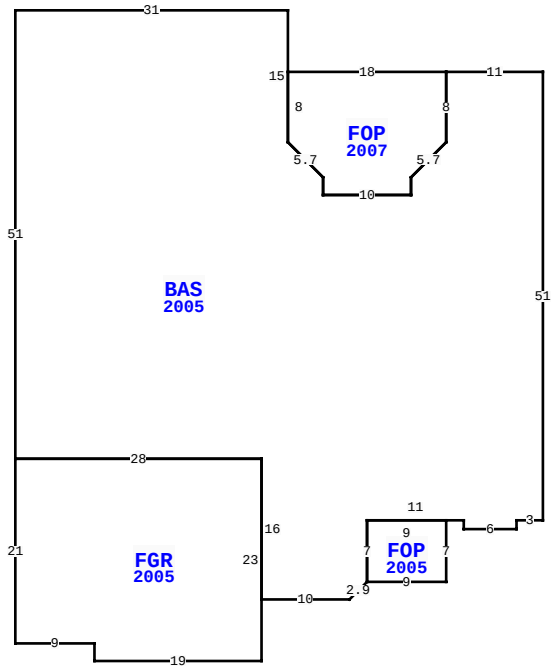
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,973	100	2005	2,973	398,626
FGR	626	55	2005	344	46,124
FOP	63	30	2005	19	2,548
FOP	220	30	2007	66	8,850
TOTALS	3,882			3,402	456,147

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,402	107.1800	148.98	506,830	2005	2005	0	0	0	10.00	90.00

1 SNGL FAM 100% - 2006 Heated Area: 2973 HX Base Yr 2006



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

861368 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		456,147
TOTAL MARKET OB/XF VALUE		50,258
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		633,905
SOH/AGL Deduction		323,790
ASSESSED VALUE		310,115
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		253,704
TOTAL JUST VALUE		633,905
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		618,152

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19984	ADDITION	7,300	05/01/2007
B19601	SWIM POOL	27,500	03/01/2007
E14396	ELEC OTHER	2,000	02/01/2005
M09234	MECH OTHER	0	02/01/2005
P08903	OTHER	0	02/01/2005
B14098	NEW CONSTR	0	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2849/0843	2/20/2026	SW	U	I	11	100
GRANTOR: PETTENGILL CAROL L L/						
GRANTEE: YANG HOLLY ANN						
1326/0588	6/16/2005	WD	Q	I		372,500
GRANTOR: MORRISON HOMES INC						
GRANTEE: PETTENGILL DAVID E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W11 FOP=[YR=2007] W18 S8 R4 D4 S2 E10 N2 R4 U4 N8$ S8 L4 D4 S2 W10 N2 U4 L4 N15 W31 S51
FGR=[YR=2005] S21 E9 S2 E19 N23 W28$ E28 S16 E10 U2 R2
FOP=[YR=2005] E9 N7 W9 S7$ N7 E11 S1 E6 N1 E3 N51$.

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	2005	2005	3	87	3,045	
3	0911	SCRN RM A	0	100	0	0	1,091.00	SF	18.00	18.00	100	2007	2007	3	24	4,713	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2007	2007	04	85	42,500	

LAND DESCRIPTION

TOTAL OB/XF 50,258

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	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							

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