LOT 317
NORTH HAMPTON PHASE 2 PB 6/328

GNEMMI FABIEN &/DURANGO MONICA
861398 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0317-0000

BUILDING CHARACTERISTICS

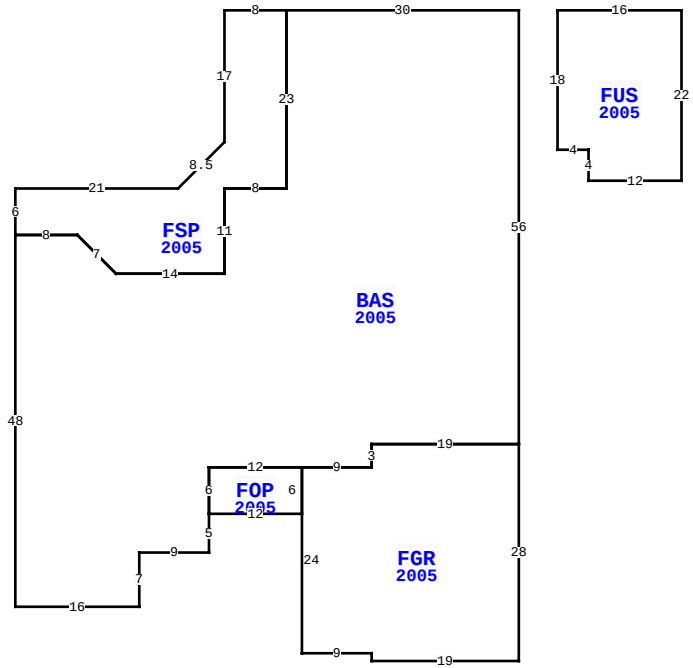
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4 100
Frame	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	3,116	100	2005	3,116	394,159
FGR	748	55	2005	411	51,989
FOP	72	30	2005	22	2,783
FSP	447	40	2005	179	22,642
FUS	336	100	2005	336	42,503
TOTALS	4,719			4,064	514,076

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,064	101.1120	140.55	571,195	2005	2005	0	0	0	10.00	90.00

1 SNGL FAM 0% - 0 Heated Area: 3452 HX Base Yr



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

861398 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	514,076
TOTAL MARKET OB/XF VALUE	3,045
TOTAL LAND VALUE - MARKET	127,500
TOTAL MARKET VALUE	644,621
SOH/AGL Deduction	0
ASSESSED VALUE	644,621
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	644,621
TOTAL JUST VALUE	644,621
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	649,844

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M09231	MECH OTHER	0	02/01/2005
E14169	ELEC OTHER	2,000	02/01/2005
B13914	NEW CONSTR	0	01/01/2005
P0408766	OTHER	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2432/0727	2/04/2021	WD	Q	I	01	470,000
GRANTOR: WOERNER ALOYSIUS A JR						
GRANTEE: GNEMMI FABIEN & MON						
2313/1956	10/16/2019	WD	Q	I	01	370,000
GRANTOR: THOMPSON DAVE O						
GRANTEE: WOERNER ALOYSIUS JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W30 FSP=[YR=2005] W8 S17 D6 L6 W21 S6 E8 D5 R5 E14 N11 E8 N23$ S23 W8 S11 W14 L5 U5 W8 S48 E16 N7 E9 N5 FOP=[YR=2005] E12 N6 W12 S6$ N6 E12 FGR=[YR=2005] S24 E9 S1 E19 N28 W19 S3 W9$ E9 N3 E19 N56$ PTR=E5 FUS=[YR=2005] S18 E4 S4 E12 N22 W16$ W5$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	87	3,045	

LAND DESCRIPTION

TOTAL OB/XF 3,045

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	0		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