LOT 318
NORTH HAMPTON PHASE 2 PB 6/328

CONWAY KEVIN E & PAULA A L/E/
861412 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0318-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

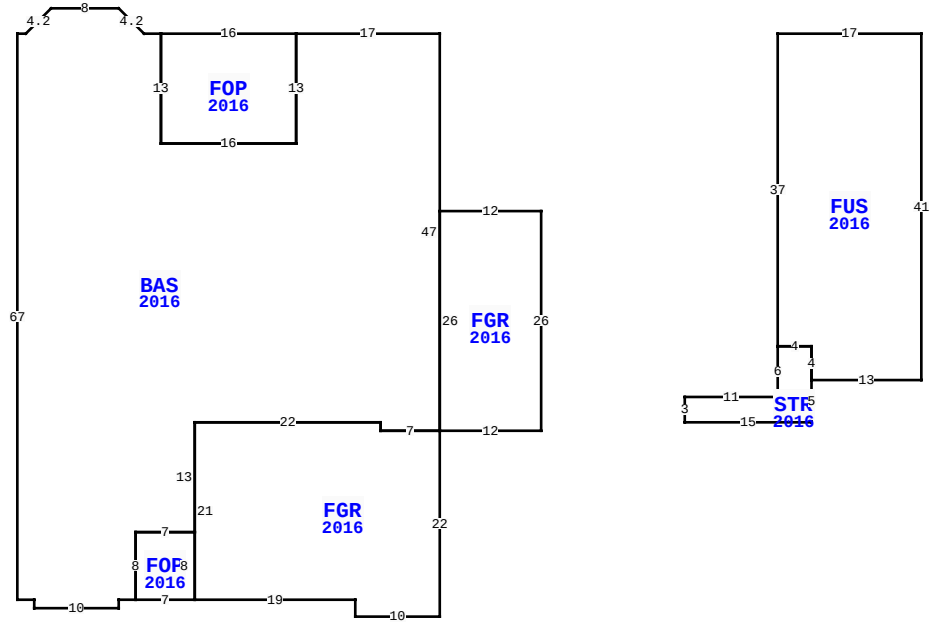
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,527	100	2016	2,527	361,076
FGR	312	55	2016	172	24,577
FGR	622	55	2016	342	48,867
FOP	56	30	2016	17	2,430
FOP	208	30	2016	62	8,859
FUS	681	100	2016	681	97,306
STR	69	10	2016	7	1,000
TOTALS	4,475			3,808	544,114

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,808	107.6400	149.62	569,753	2016	2016	0	0	0	4.50	95.50

1 SNGL FAM 100% - 2019 Heated Area: 3208 HX Base Yr 2019



861412 NORTH HAMPTON CLUB WAY, 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		544,114
TOTAL MARKET OB/XF VALUE		4,784
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		676,398
SOH/AGL Deduction		338,352
ASSESSED VALUE		338,046
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		286,635
TOTAL JUST VALUE		676,398
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		698,029

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1902725	SCRNENCL	3,000	03/20/2019
B1530745	CO ISSUED	0	03/02/2016
B1530745	NEW CONSTR	407,633	07/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2632/625	4/18/2023	LE	U	I	11	100
GRANTOR: CONWAY KEVIN & PAULA						
GRANTEE: CONWAY RYAN THOMAS						
2230/0382	10/09/2018	WD	Q	I	01	384,000
GRANTOR: DEMOTT DANIEL K & ELI						
GRANTEE: CONWAY KEVIN E & PA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W17 FOP=[YR=2016] W16 S13 E16 N13$ S13 W16 N13 W2 L3 U3 W8 L3 D3 W1 S67 E2 S1 E10 N1 E2 FOP=[YR=2016] E7 FGR=[YR=2016] E19 S2 E10 N22 W7 N1 W22 S21$ N8 W7 S8$ N8 E7 N13 E22 S1 E7 FGR=[YR=2016] E12 N26 W12 S26$ N47$ PTR= E40 FUS=[YR=2016] E17 S41 W13 STR=[YR=2016] S5 W15 N3 E11 N6 E4 S4$ N4 W4 N37$ W40$.

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
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	96	1,920	
5	0911	SCRN RM A	0	100	17	12	204.00	SF	18.00	18.00	100	2019	2019	3	78	2,864	

LAND DESCRIPTION

TOTAL OB/XF 4,784

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