LOT 390
NORTH HAMPTON PHASE 3 PB 7/16

SMITH CHARLES W & NADINE M
861951 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0390-0000

BUILDING CHARACTERISTICS

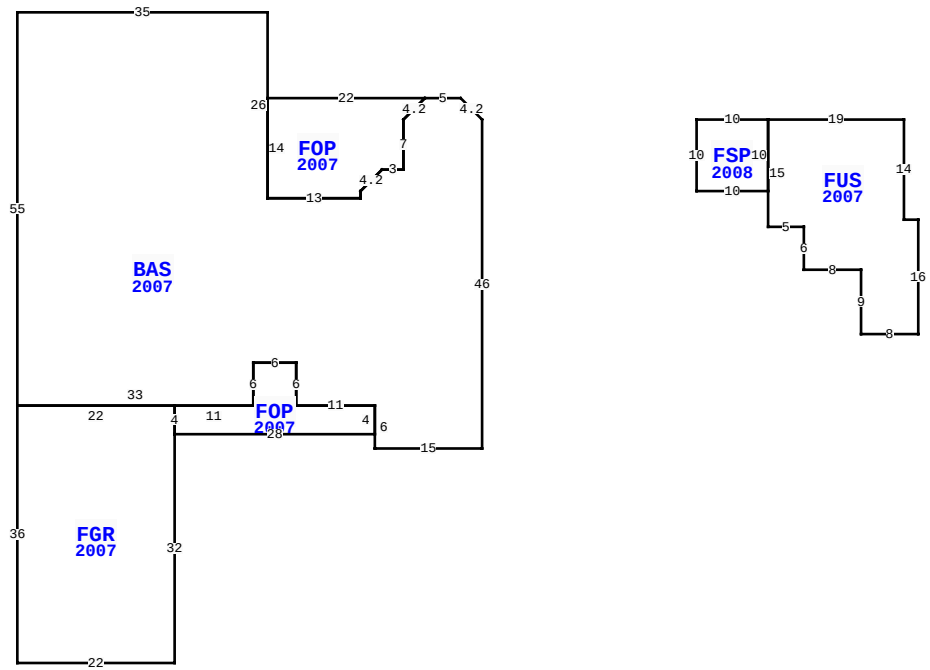
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	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	3,014	100	2007	3,014	380,775
FGR	792	55	2007	436	55,082
FOP	148	30	2007	44	5,559
FOP	251	30	2007	75	9,475
FSP	100	40	2008	40	5,053
FUS	455	100	2007	455	57,483
TOTALS	4,760			4,064	513,427

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	99.8800	138.83	564,205	2007	2007	0	0	0	9.00	91.00

1 SNGL FAM 100% - 2021 Heated Area: 3469 HX Base Yr 2021



861951 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

BLD DATE	06/14/2007 RK	LGL DATE	
XF DATE	06/14/2007 RK	LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		513,427
TOTAL MARKET OB/XF VALUE		58,766
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		699,693
SOH/AGL Deduction		152,437
ASSESSED VALUE		547,256
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		495,845
TOTAL JUST VALUE		699,693
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		690,530

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20944	SWIM POOL	42,250	01/01/2008
E18137	ELEC OTHER	2,000	10/01/2006
M12165	MECH OTHER	0	10/01/2006
P11474	OTHER	0	08/01/2006
C18263	CO ISSUED	0	07/01/2006
R09557	REPAIR/RRF	5,000	07/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2271/0615	4/26/2019	WD	Q	I	01	605,000
GRANTOR: MOORE JEFFREY K & TAM						
GRANTEE: SMITH CHARLES W & N						
1527/0732	9/26/2007	WD	Q	I		522,500
GRANTOR: WATSON CUSTOM HOMES I						
GRANTEE: MOORE JEFFREY K & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] U3 L3 W5 FOP=[YR=2007] W22 S14 E13 N1 U3 R3 E3 N7 R3 U3 $ D3 L3 S7 W3 D3 L3 S1 W13 N26 W35 S55 FGR=[YR=2007] S36 E22 N32 FOP=[YR=2007] E28 N4 W11 N6 W6 S6 W11 S4 $ N4 W22 $ E33 N6 E6 S6 E11 S6 E15 N46 $ PTR=E30 FSP=[YR=2008] E10 FUS=[YR=2007] E19 S14 E2 S16 W8 N9 W8 N6 W5 N15 $ S10 W10 N10 $ W30 $.

EXTRA FEATURES

L N	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	2007	2007	3	89	3,115	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2008	2008	05	85	51,000	
5	0911	SCRN RM A	0	100	0	0	957.00	SF	18.00	18.00	100	2008	2008	3	27	4,651	

LAND DESCRIPTION

TOTAL OB/XF 58,766

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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