

**RICE DEAN L & WENDY L/E/
862047 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034**

2026

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur
Roof Cover
Interior Wall
Interior Floor
Interior Floor
Air Condition
Heating Type
Bedrooms
Bathrooms
Frame
Stories
Units
Occupancy

31080305131404
HARDIE BRD 100
IRREGULAR 100
COMP SHNGL 100
DRYWALL 100
LVT/LAMNT 90
CARPET 10
CENTRAL 100
AIR DUCTED 100

4 100
2 100
WOOD FRAME 100

1. 1. 100
0 100
NONE 100

Quality
DOR CODE
MAP NUM
NEIGHBORHOOD/LOC

03
0100

04
4043.00

Quality Level 03
SINGLE FAMILY

MKT AREA

AREA TYPE
TOTAL GROSS AREA
PCT OF BASE
YEAR
TOT ADJ AREA
SUBAREA MARKET VALUE

BAS
FGR
FOP
FSP
FST
PTO

2,971
778
159
514
15
105

100
55
30
40
55
5

2022
2022
2022
2022
2022
2022

2,971
428
48
206
8
5

400,339
57,672
6,468
27,759
1,078
674

TOTALS4,5423,666493,989

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900013,66697.9200136.11498,97920222022001.0099.00

1 SNG L FAM100% - 2023Heated Area: 2971HX Base Yr 2023

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

862047 NORTH HAMPTON CLUB WAY, FERNANDINA BEACHFLORIDA 32110

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

40600SUMMER KIT010001.00UT5,000.005,000.00100202220223904,500

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSDUNIT TYPEDTDPTH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000135CRES NATURAL100PUD0.000.001.00LT1.001.001.00127,500.00127,500.00127,500

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE493,989

TOTAL MARKET OB/XF VALUE4,500

TOTAL LAND VALUE - MARKET127,500

TOTAL MARKET VALUE625,989

SOH/AGL Deduction68,274

ASSESSED VALUE557,715

TOTAL EXEMPTION VALUEHX HB VX56,411

BASE TAXABLE VALUE501,304

TOTAL JUST VALUE625,989

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE649,539

SUBAREAS

FSP 2022

BAS 2022

FOP 2022

FST 2022

TC 2022

FGR 2022

SALES DATA

OFF RECORD NumberDATE

TYPE INSTQ U V I RSN CD

SALE PRICE

2747/91210/31/2024LEU I 11100

GRANTOR: RICE DEAN L & WENDY

GRANTEE: RICHARDS VERONICA S

2437/18942/26/2021WD Q V 0193,500

GRANTOR: FERREIRA JULIE

GRANTEE: RICE DEAN L & WENDY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W15 FSP=[YR=2022] N10 W31 S10 E1 S12 E17 N12 E13\$ W13 S12 W17 N12 W16 S54 E4 S2 E7 N2 E3 FOP=[YR=2022] S3 E24 FGR=[YR=2022] S29 E6 S1 E11 N1 E6 N21 PTO=[YR=2022] E7 N15 W7 S15\$ N13 W4 FST=[YR=2022] S3 W5 N3 E5\$ S3 W5 N3 W14 S5\$ N6 W14 N2 W9 S5 W1\$ E1 N5 E9 S2 E14 S1 E23 N52\$.