LOT 396
NORTH HAMPTON PHASE 3 PB 7/16

BLACKALL GARY R LIVING TRUST/BLACKALL GARY R TRUST
862067 N HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0396-0000

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 70
Interior Floo	14	CARPET 30
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

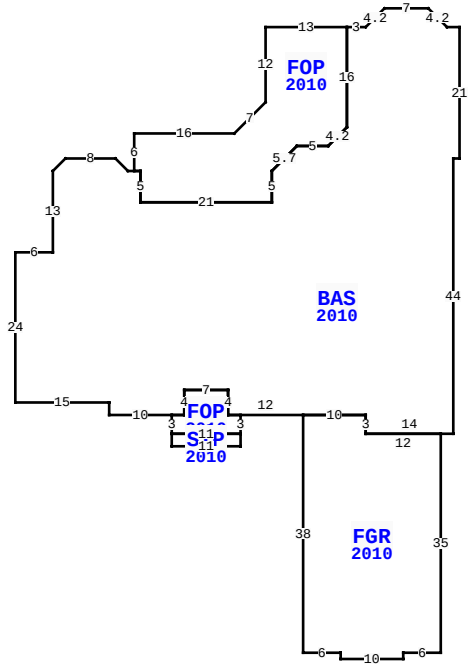
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,038	100	2010	3,038	415,171
FGR	810	55	2010	446	60,950
FOP	61	30	2010	18	2,460
FOP	498	30	2010	149	20,362
STP	22	10	2010	2	273
TOTALS	4,429			3,653	499,217

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,653	106.2900	147.74	539,694	2010	2010	0	0	0	7.50	92.50

1 SNGL FAM 100% - 2011 Heated Area: 3038 HX Base Yr 2011



862067 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		499,217
TOTAL MARKET OB/XF VALUE		60,541
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		687,258
SOH/AGL Deduction		255,004
ASSESSED VALUE		432,254
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		380,843
TOTAL JUST VALUE		687,258
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		676,192

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23022	CO ISSUED	0	07/16/2010
B23683	XFOB	23,575	06/01/2010
M14995	MECH OTHER	0	01/01/2010
E22310	ELEC OTHER	0	12/01/2009
R12182	REPAIR/RRF	9,000	11/01/2009
B23022	NEW CONSTR	355,800	11/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2422/1279	12/21/2020	WD	U	I	11	100
GRANTOR: BLACKALL GARY R & MAR						
GRANTEE: BLACKALL GARY R LIV						
1528/0900	10/03/2007	WD	Q	I		170,000
GRANTOR: VEREEN MARIJANE						
GRANTEE: BLACKALL GARY ROSS						

BUILDING NOTES

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
2	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2010	2010	05	85	51,000	
3	0911	SCRN RM A	0	100	0	0	1,074.00	SF	18.00	18.00	100	2010	2010	3	35	6,766	
6	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2010	2010	3	35	1,750	
7	1126	CB/STC 8"	0	100	0	0	144.00	SF	8.00	8.00	100	2010	2010	3	89	1,025	

BUILDING DIMENSIONS

BAS=[YR=2010] W2 U3 L3 W7 D3 L3 W3 FOP=[YR=2010] W13 S12 D5 L5 W16 S6 E1 S5 E21 N5 U4 R4 E5 U3 R3 N16 $ S16 D3 L3 W5 D4 L4 S5 W21 N5 W2 U2 L2 W8 D2 L2 S13 W6 S24 E15 S2 E10 FOP=[YR=2010] S3 STP=[YR=2010] S2 E11 N2 W11 $ E11 N3 W2 N4 W7 S4 W2 $ E2 N4 E7 S4 E12 FGR=[YR=2010] S38 E6 S1 E10 N1 E6 N35 W12 N3 W10 $ E10 S3 E14 N44 E1 N21 $.

LAND DESCRIPTION

TOTAL OB/XF 60,541

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