LOT 399
NORTH HAMPTON PHASE 3 PB 7/16

DEARING TERESA MARIE & THOMAS JACKSON
862125 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0399-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

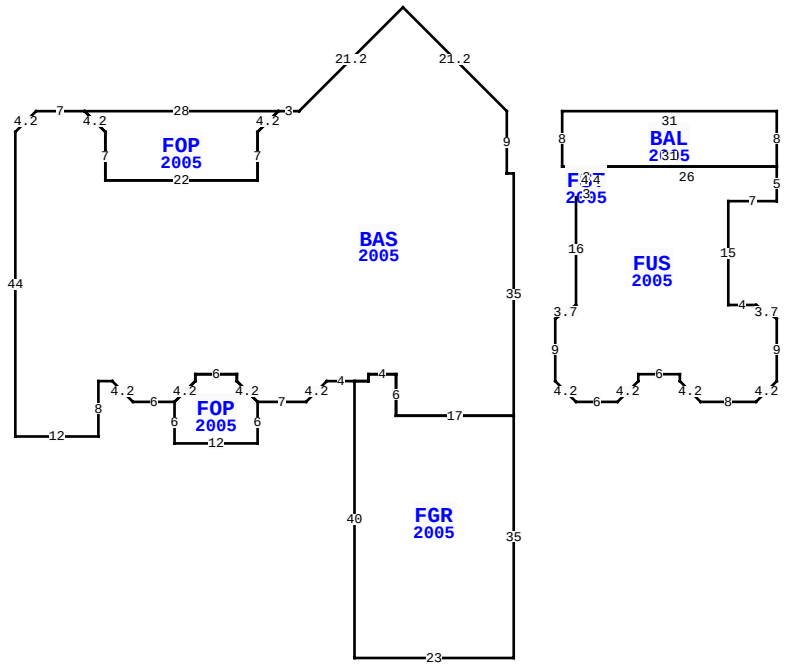
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4 100
Frame	02	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
BAL	248	15	2005	37	4,721
BAS	3,019	100	2005	3,019	385,204
FGR	839	55	2005	461	58,820
FOP	105	30	2005	32	4,083
FOP	229	30	2005	69	8,804
FST	12	55	2005	7	893
FUS	863	100	2005	863	110,113
TOTALS	5,315			4,488	572,638

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,488	101.9920	141.77	636,264	2005	2005	0	0	0	10.00	90.00

1 SNGL FAM 100% - 2022 Heated Area: 3882 HX Base Yr 2022



862125 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		572,638
TOTAL MARKET OB/XF VALUE		81,792
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		829,430
SOH/AGL Deduction		76,968
ASSESSED VALUE		752,462
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		701,051
TOTAL JUST VALUE		829,430
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		844,720

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017089	ADDITION	15,000	11/17/2022
21005779	SWIM POOL	90,768	09/21/2021
20008061	REPAIR/RRF	0	09/25/2020
B14665	NEW CONSTR	290,092	01/27/2006
M0509887	H/AC	0	06/01/2005
E14708	ELEC OTHER	2,000	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2443/1653	3/18/2021	WD	Q	I	02	775,000
GRANTOR: DAVIES JULIE M L/E						
GRANTEE: DEARING TERESA MARI						
1929/0653	7/21/2014	QC	U	I	11	100
GRANTOR: DAVIES JULIE M						
GRANTEE: DAVIES JULIE M TRUS						

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
4	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2022	2022	05	100	60,000	
5	0912	SCRN RM G	0	100	0	0	1,153.00	SF	21.00	21.00	100	2022	2022	3	90	21,792	

BUILDING DIMENSIONS

BAS=[YR=2005] U15 L15 L15 D15 W3 FOP=[YR=2005] W28 D3 R3 S7 E22 N7 U3 R3 $ D3 L3 S7 W22 N7 U3 L3 W7 D3 L3 S44 E12 N8 E2 D3 R3 E6 FOP=[YR=2005] S6 E12 N6 U3 L3 N1 W6 S1 D3 L3 $ U3 R3 N1 E6 S1 D3 R3 E7 U3 R3 E4 FGR=[YR=2005] S40 E23 N35 W17 N6 W4 S1 W2$ E2 N1 E4 S6 E17 N35 W1 N9$ PTR=E10 S12 FUS=[YR=2005] S16 D2 L3 S9 D3 R3 E6 U3 R3 N1 E6 S1 D3 R3 E8 R3 U3 N9 U2 L3 W4 N15 E7 N5 BAL=[YR=2005] N8 W31 S8 E31$ W26 FST=[YR=2005] W3 S4 E3 N4$ S4 W3$ N12 W10$.

LAND DESCRIPTION

TOTAL OB/XF 81,792

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	000116	C	RES MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 07/09/2026 BY SYS