

DEVANEY GREGORY WILLIAM & JESSIE L  
862143 NORTH HAMPTON CLUB WAY  
FERNANDINA BEACH, FL 32034

# 2026



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

3108HARDIE BRD 100  
IRREGULAR 100

RooF Structur

03COMP SHNGL 90  
STAND SEAM 10

RooF Cover

05DRYWALL 100

Interior Wall

13LVT/LAMNT 80

Interior Floo

11CLAY TILE 20

Air Condition

03CENTRAL 100

Heating Type

04AIR DUCTED 100

Bedrooms

5 100

Bathrooms

4 100

Frame Stories Units

02WOOD FRAME 100  
1. 1. 100  
0 100

Quality

04 Quality Level 04

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA04

NEIGHBORHOOD/LOC

4043.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS6781002026678127,098

BAS2,61910020262,619490,958

FGR66355202636568,423

FOP112302026346,374

FSP1944020267814,622

FSP69040202627651,739

FST32552026183,374

TOTALS4,98804,068762,587

MARKET ADJUSTMENTS

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

0900114,068134.8618187.46762,58720252025000.00100.00

1 SNGL FAM 100% - 2026 Heated Area: 3297 HX Base Yr

Diagram showing building footprint and area calculations.

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION BY STANDARD

Tax Group: 4 Tax Dist:

BUILDING MARKET VALUE762,587

TOTAL MARKET OB/XF VALUE2,000

TOTAL LAND VALUE - MARKET175,000

TOTAL MARKET VALUE939,587

SOH/AGL Deduction0

ASSESSED VALUE939,587

TOTAL EXEMPTION VALUE13939,587

BASE TAXABLE VALUE0

TOTAL JUST VALUE939,587

NCON VALUE764,587

INCOME VALUE

PREVIOUS YEAR MKT VALUE175,000

SALES DATA

OFF RECORD NumberDATETYPEQUANTITYVOLUMERSN CD SALE PRICE

2763/9941/24/2025WDQV03185,000

GRANTOR: THE ENTRUST GROUP INC

GRANTEE: DEVANEY GREGORY WIL

2762/2171/15/2025QCUV11100

GRANTOR: STOUSE JACQUELINE M

GRANTEE: THE ENTRUST GROUP I

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=64,0] S1 S8 W8 S7 W36 S21 W5 S32 E7 S2 E9 S3 E9 N9 E4 N11 N7 E8 N1 E7 N3 N5 E2 N4 E8 E11 N18 W1 N16 W15 \$

FSP=[YR=2026;ORIG=20,0] S16 E36 N7 E8 N8 W8 N3 W25 S2 W11 \$

BAS=[YR=2026;ORIG=59,43] E26 S25 W6 S2 W14 N2 W6 N14 N8 N3 \$

FGR=[YR=2026;ORIG=40,74] S23 W6 S2 W13 N2 W6 N28 E7 S2 E9 S3 E9 \$

FSP=[YR=2026;ORIG=59,38] E2 E8 N4 E11 E5 S9 W26 N5 \$

FOP=[YR=2026;ORIG=44,54] E15 N8 W7 S1 W8 S7 \$

FST=[YR=2026;ORIG=61,34] E8 S4 W8 N4 \$

EXTRA FEATURES

LNOBJ/CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICERIG CONDDPTHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHAT OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYSRCONSRV

10504FP-ELECTRI0100001.00UT2,000.002,000.00100202620251002,000

LAND DESCRIPTIONTOTAL OB/XF2,000

1000116CRES MARSH100PUD0.000.001.00LT1.001.001.00175,000.00175,000.00175,000

REVIEW DATE 01/13/2026 BY KW Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 07/09/2026 BY SYS