LOT 401
NORTH HAMPTON PHASE 3 PB 7/16

WELLER THOMAS R & DONNA L/E/
862161 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0401-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

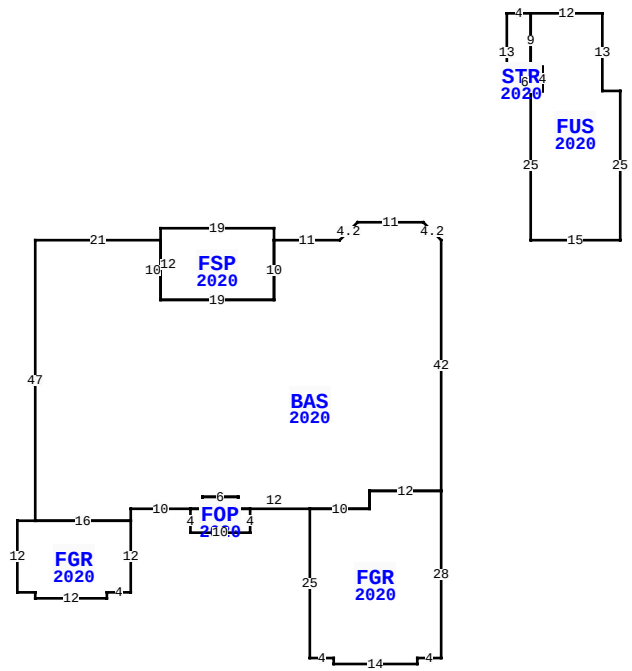
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	2,896	100	2020	2,896	424,757
FGR	240	55	2020	132	19,361
FGR	600	55	2020	330	48,401
FOP	52	30	2020	16	2,347
FSP	228	40	2020	91	13,347
FUS	523	100	2020	523	76,709
STR	60	10	2020	6	880
TOTALS	4,599			3,994	585,802

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,994	107.7300	149.74	598,062	2020	2020	0	0	0	2.05	97.95

1 SNGL FAM 100% - 2021 Heated Area: 3419 HX Base Yr 2021



862161 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		585,802
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		713,302
SOH/AGL Deduction		199,705
ASSESSED VALUE		513,597
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		462,186
TOTAL JUST VALUE		713,302
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		731,776

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002089	CO ISSUED	0	03/09/2020
19005839	NEW CONSTR	481,658	07/10/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2869/0407	5/13/2026	LE	U	I	11	100
GRANTOR: WELLER THOMAS R & DON						
GRANTEE: WELLER HANNAH MARIE						
2219/0255	8/16/2018	WD	Q	V	01	95,000
GRANTOR: SCROGGINS ROBERT C &						
GRANTEE: WELLER THOMAS R & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] U3 L3 W11 L3 D3 W11 FSP=[YR=2020] N2 W19 S12 E19 N10$ S10 W19 N10 W21 S47 FGR=[YR=2020] W3 S12 E3 S1 E12 N1 E4 N12 W16$ E16 N2 E10 FOP=[YR=2020] S4 E10 N4 W2 N2 W6 S2 W2$ E2 N2 E6 S2 E12 FGR=[YR=2020] S25 E4 S1 E14 N1 E4 N28 W12 S3 W10$ E10 N3 E12 N42$ PTR=E15 FUS=[YR=2020] E15 N25 W3 N13 W12 STR=[YR=2020] W4 S13 E6 N4 W2 N9$ S9 E2 S4 W2 S25$ W15$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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