LOT 402
NORTH HAMPTON PHASE 3 PB 7/16

SCHULKER DAVID & CHRISTINE LOUISE
862181 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0402-0000

BUILDING CHARACTERISTICS

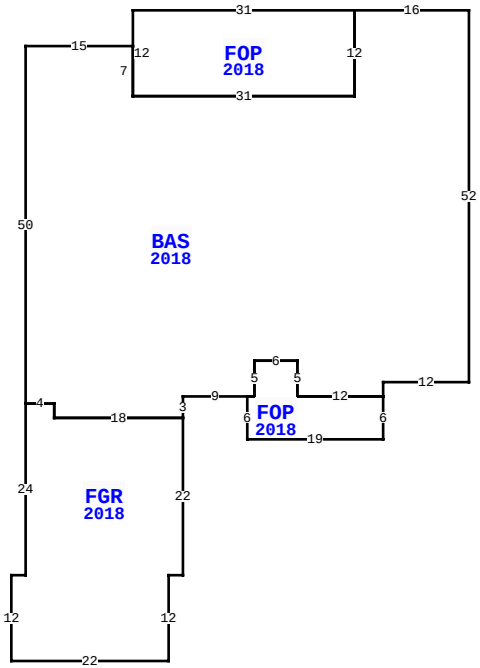
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	2,905	100	2018	2,905	427,722
FGR	756	55	2018	416	61,251
FOP	144	30	2018	43	6,331
FOP	372	30	2018	112	16,490
TOTALS	4,177			3,476	511,793

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,476	109.2040	151.79	527,622	2018	2018	0	0	0	3.00	97.00

1 SNGL FAM 100% - 2026 Heated Area: 2905 HX Base Yr 2026



862181 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		511,793
TOTAL MARKET OB/XF VALUE		78,629
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		717,922
SOH/AGL Deduction		214,659
ASSESSED VALUE		503,263
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		451,852
TOTAL JUST VALUE		717,922
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		718,099

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009868	CO ISSUED	0	09/27/2018
18005727	SWIM POOL	67,909	06/06/2018
18005728	ADDITION	60,873	06/06/2018
18003798	NEW CONSTR	402,380	04/13/2018
18003980	ADDITION	60,873	01/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2796/1672	6/26/2025	WD	Q	I	01	975,000
GRANTOR: NETHERY STUART & KATH						
GRANTEE: SCHULKER DAVID & CH						
2627/0848	3/27/2023	LE	U	I	11	100
GRANTOR: NETHERY STUART L & KA						
GRANTEE: MOE ADAM S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W16 FOP=[YR=2018] W31 S12 E31 N12$ S12 W31 N7 W15 S50 FGR=[YR=2018] S24 W2 S12 E22 N12 E2 N22 W18 N2 W4$ E4 S2 E18 N3 E9 FOP=[YR=2018] S6 E19 N6 W12 N5 W6 S5 W1$ E1 N5 E6 S5 E12 N2 E12 N52$.

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
1	0911	SCRN RM A	0	100	47	28	1,316.00	SF	18.00	18.00	100	2018	2018	3	74	17,529	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2018	2018	05	95	57,000	
6	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2020	2020	3	82	4,100	

LAND DESCRIPTION

TOTAL OB/XF 78,629

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 01/15/2024 BY KWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/09/2026 BY SYS