LOT 418
IN OR 1825/1177
NORTH HAMPTON PHASE 2 PB 6/328

CHRISTIANSEN DAVID M/MOHR CHRISTIANSEN PEGGY
861439 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

**2026**

**12-2N-27-1460-0418-0000**

## 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 | 14 | CARPET 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| 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 |

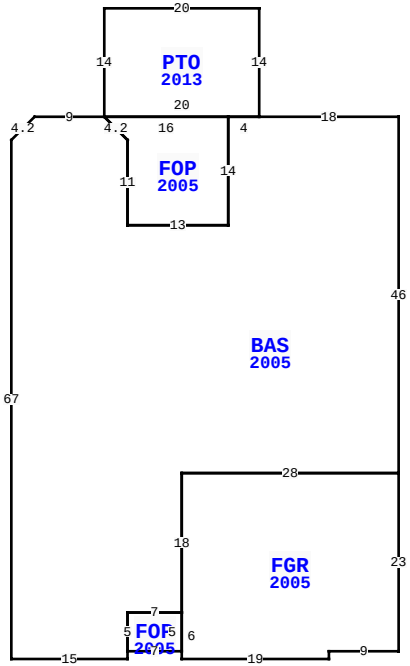
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,595 | 100 | 2005 | 2,595 | 347,055 |
| FGR | 663 | 55 | 2005 | 365 | 48,815 |
| FOP | 35 | 30 | 2005 | 10 | 1,337 |
| FOP | 187 | 30 | 2005 | 56 | 7,490 |
| PTO | 280 | 5 | 2013 | 14 | 1,872 |
| TOTALS | 3,760 | | | 3,040 | 406,570 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,040 | 106.9040 | 148.60 | 451,744 | 2005 | 2005 | 0 | 0 | 0 | 10.00 | 90.00 |

1 SNGL FAM 100% - 2013 Heated Area: 2595 HX Base Yr 2013




861439 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | 03/29/2023 NW | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 406,570 |
| TOTAL MARKET OB/XF VALUE | | 5,565 |
| TOTAL LAND VALUE - MARKET | | 105,000 |
| TOTAL MARKET VALUE | | 517,135 |
| SOH/AGL Deduction | | 250,430 |
| ASSESSED VALUE | | 266,705 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 215,294 |
| TOTAL JUST VALUE | | 517,135 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 521,882 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1327339 | ADDITION | 5,524 | 06/01/2013 |
| M09230 | MECH OTHER | 0 | 02/01/2005 |
| E14163 | ELEC OTHER | 2,000 | 02/01/2005 |
| B13957 | NEW CONSTR | 0 | 01/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1825/1177 | 10/24/2012 | WD | Q | I | 02 | 231,000 |
| GRANTOR: KOSCIULEK JOHN M & AN | | | | | | |
| GRANTEE: CHRISTIANSEN DAVID | | | | | | |
| 1326/0558 | 6/16/2005 | WD | Q | I | | 327,300 |
| GRANTOR: MORRISON HOMES INC | | | | | | |
| GRANTEE: KOSCLULEK JOHN M & | | | | | | |

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2005 | 2005 | 3 | 87 | 3,045 | |
| 3 | 0911 | SCRN RM A | 0 | 100 | 14 | 20 | 280.00 | SF | 18.00 | 18.00 | 100 | 2013 | 2013 | 3 | 50 | 2,520 | |

## BUILDING DIMENSIONS

BAS=[YR=2005] W18PTO=[YR=2013] N14 W20 S14
E20$W4FOP=[YR=2005] W16 D3 R3 S11E13N14$S14W13N11 U3 L3 W9
D3 L3 S67E15N1FOP=[YR=2005] E7N5W7S5$N5 E7FGR=[YR=2005]
S6E19N1E9N23W28S18$ N18E28N46$.

## LAND DESCRIPTION

TOTAL OB/XF 5,565

| 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 | 000140 | C | RES GOLF | 100 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 105,000.00 | 105,000.00 | 105,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/09/2026 BY SYS