LOT 421
NORTH HAMPTON PHASE 2 PB 6/328

PARENT ROLAND R & M BARBARA
861531 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0421-0000

BUILDING CHARACTERISTICS

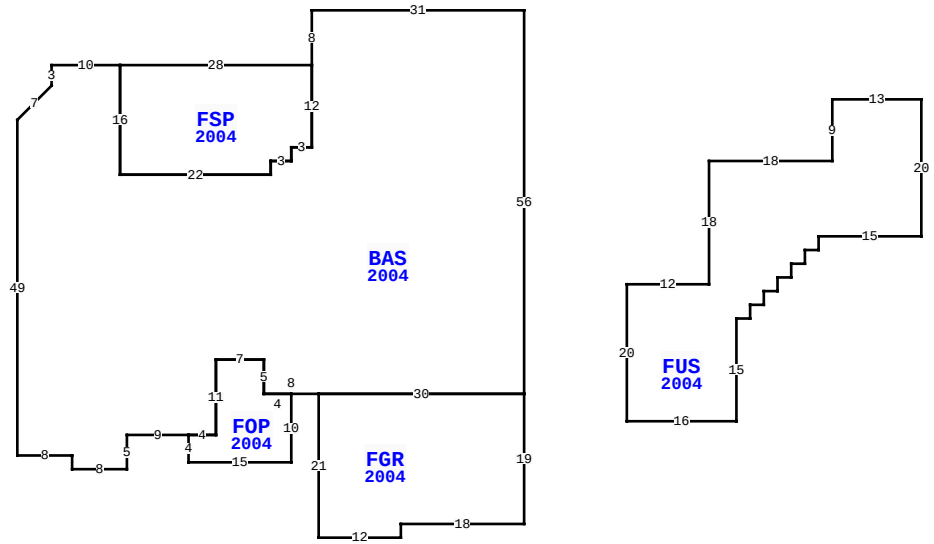
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	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	3,546	100	2004	3,546	438,188
FGR	594	55	2004	327	40,408
FOP	161	30	2004	48	5,931
FSP	430	40	2004	172	21,254
FUS	890	100	2004	890	109,979
TOTALS	5,621			4,983	615,763

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,983	99.3300	138.07	688,003	2004	2004	0	0	0	10.50	89.50

1 SNGL FAM 100% - 2022 Heated Area: 4436 HX Base Yr 2022



861531 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		615,763
TOTAL MARKET OB/XF VALUE		3,010
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		723,773
SOH/AGL Deduction		483,815
ASSESSED VALUE		239,958
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		188,547
TOTAL JUST VALUE		723,773
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		750,670

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004650	REPAIR/RRF	0	06/17/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2438/0929	2/26/2021	WD	Q	I	02	702,000
GRANTOR: STROUP RICHARD N & JU						
GRANTEE: PARENT ROLAND R & M						
1218/1842	3/30/2004	WD	Q	I		467,600
GRANTOR: INTERVEST CONSTRUCTIO						
GRANTEE: STROUP RICHARD & JU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004;ORIG=0,0] W31 S8 S12 W3 S2 W3 S2 W22 N16 W10 S3 D5L5 S49 E8 S2 E8 N5 E9 E4 N11 E7 S5 E8 E30 N56 $
FUS=[YR=2004;ORIG=15,40] E12 N18 E18 N9 E13 S20 W15 S2 W2 S2 W2 S2 W2 S2 W2 S2 W2 S2 W2 S15 W16 N20 $
FGR=[YR=2004;ORIG=-30,56] S21 E12 N2 E18 N19 W30 $
FSP=[YR=2004;ORIG=-31,8] W28 S16 E22 N2 E3 N2 E3 N12 $
FOP=[YR=2004;ORIG=-49,62] S4 E15 N10 W4 N5 W7 S11 W4 $
.

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	2004	2004	3	86	3,010	

LAND DESCRIPTION

TOTAL OB/XF 3,010

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