

LOT 423
IN OR 1194/644
NORTH HAMPTON PHASE 2 PB 6/328

BROXTON BOBBY J & DEBORAH A
861571 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0423-0000



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 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2,102	100	2003	2,102	283,591
FGR	604	55	2003	332	44,792
FGR	208	55	2010	114	15,380
FOP	60	30	2003	18	2,429
FOP	195	30	2003	58	7,825

TOTALS 3,169 2,624 354,017

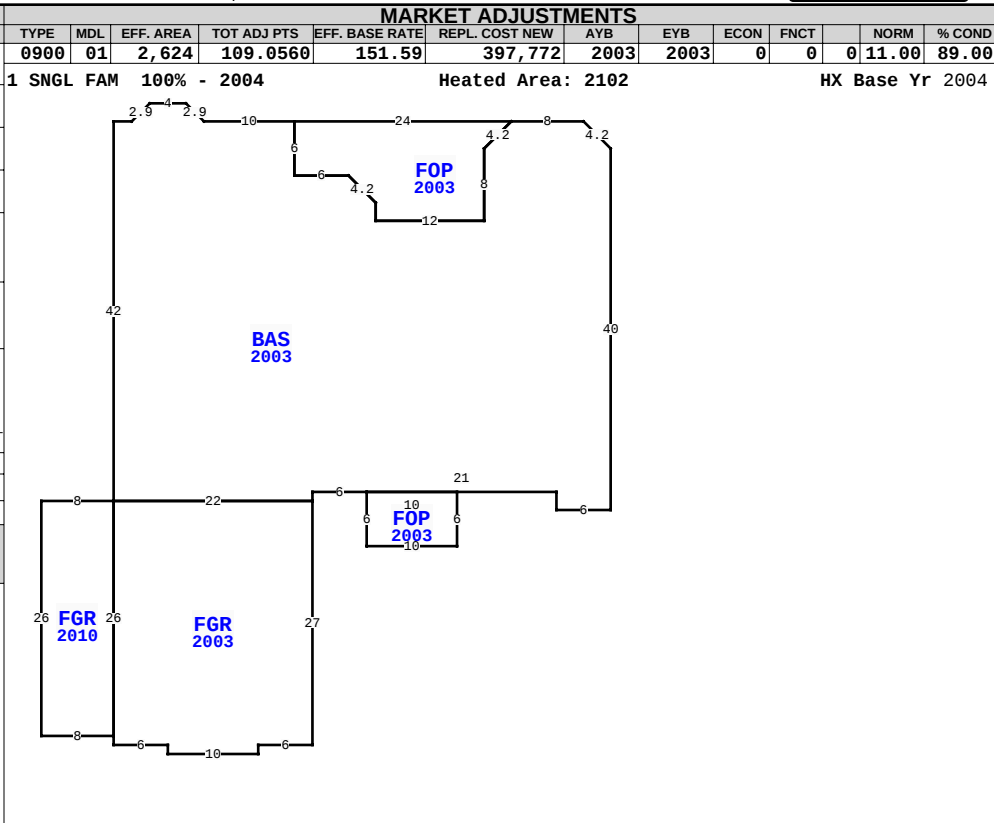
EXTRA FEATURES

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	85	2,975	
4	0911	SCRN RM A	0	100	0	0	1,012.00	SF	18.00	18.00	100	2004	2004	3	20	3,643	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2004	2004	05	85	51,000	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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



861571 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

BLD DATE 03/29/2023 NW LGL DATE

XF DATE LAND DATE

INC DATE AG DATE

ADJ UNIT PRICE

ORIG COND

YEAR ON

YEAR ACTUAL

Q

% COND

OB/XF MKT VALUE

NOTES

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		354,017
TOTAL MARKET OB/XF VALUE		57,618
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		516,635
SOH/AGL Deduction		196,652
ASSESSED VALUE		319,983
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		263,572
TOTAL JUST VALUE		516,635
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		490,916

Total Acres: 0.00 Total Land Value: 105,000

Market: 0

Agricultural: 0

Common: 105,000

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