



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	21	STONE 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	6	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

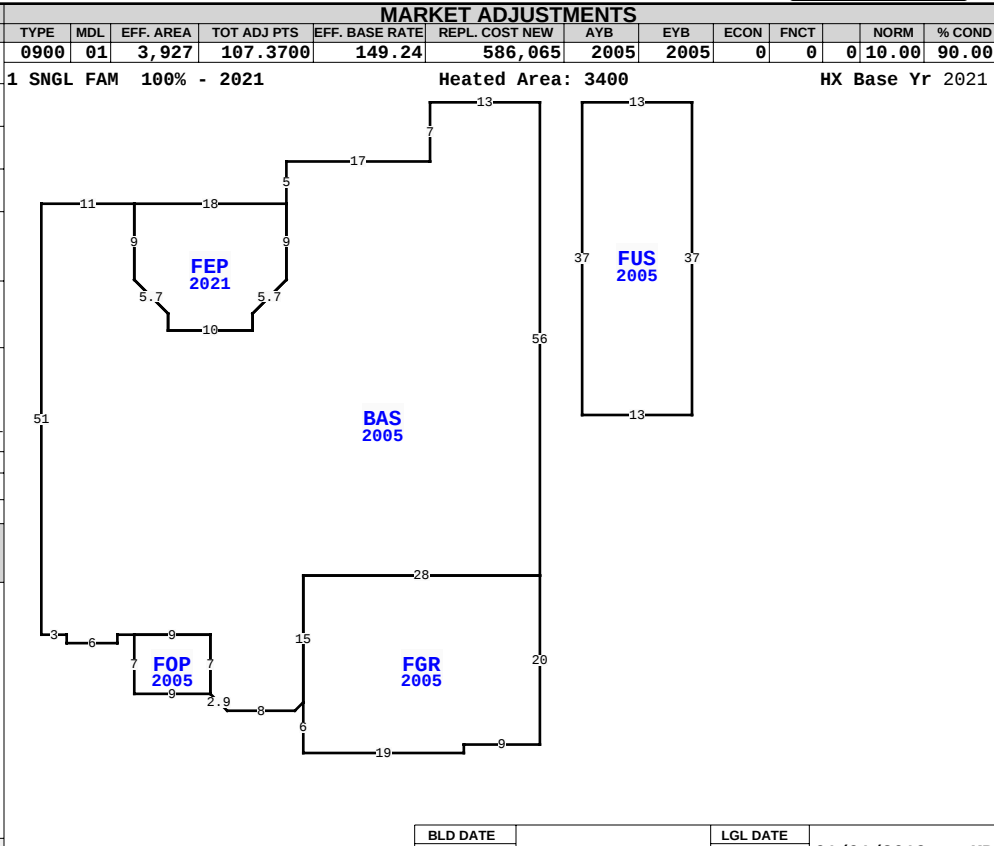
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

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	2,919	100	2005	2,919	392,069
FEP	238	80	2021	190	25,520
FGR	579	55	2005	318	42,712
FOP	63	30	2005	19	2,552
FUS	481	100	2005	481	64,606
TOTALS	4,280			3,927	527,458

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	0911	SCRN RM A	0	100	28	59	1,652.00	SF	18.00	18.00	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000140	C	RES GOLF	100		PUD	0.00	0.00	1.00	LT	



861615 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	01/01/2019
	INC DATE		AG DATE	KB

TOTAL OB/XF											
61,182											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										527,458	
TOTAL MARKET OB/XF VALUE										61,182	
TOTAL LAND VALUE - MARKET										105,000	
TOTAL MARKET VALUE										693,640	
SOH/AGL Deduction										209,973	
ASSESSED VALUE										483,667	
TOTAL EXEMPTION VALUE										51,411	
BASE TAXABLE VALUE										432,256	
TOTAL JUST VALUE										693,640	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										683,086	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21014384	ADDITION	13,872	10/19/2021
B18545	SWIM POOL	38,500	09/01/2006
B13256	NEW CONSTR	0	01/01/2005

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2396/1628	9/29/2020	WD	Q	I	02	500,000			
GRANTOR: ALLEN ROBERT J & TINA									
GRANTEE: RATHMANN STEVEN J &									
2029/1945	2/17/2016	WD	Q	I	02	510,000			
GRANTOR: PACKARD ARTHUR M & SU									
GRANTEE: ALLEN ROBERT JAMES									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2005] W13 S7 W17 S5 FEP=[YR=2021] W18 S9 D4 R4 S2 E10 N2 U4 R4 N9\$ S9 L4 D4 S2 W10 N2 L4 U4 N9 W11 S51 E3 S1 E6 N1 E2 FOP=[YR=2005] S7 E9 N7 W9\$ E9 S7 D2 R2 E8 U1 R1 FGR=[YR=2005] S6 E19 N1 E9 N20 W28 S15\$ N15 E28 N56\$ PTR=E5 FUS=[YR=2005] S37 E13 N37 W13\$ W5\$.											