LOT 429 & PT OF GOVT LOT 3 OF
SEC 13-2N-27E IN OR 2767/503
NORTH HAMPTON #2 PBK 6/328

MERRITT MICHAEL J/SHERIDAN-MERRITT LYNN M
861669 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0429-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

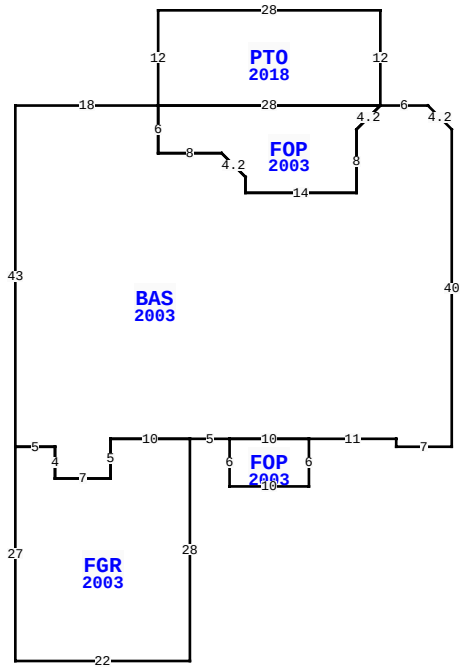
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,124	100	2003	2,124	304,215
FGR	576	55	2003	317	45,403
FOP	60	30	2003	18	2,578
FOP	229	30	2003	69	9,883
PTO	336	5	2018	17	2,435
TOTALS	3,325			2,545	364,515

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,545	115.7760	160.93	409,567	2003	2003	0	0	0	11.00	89.00

1 SNGL FAM 0% - 2026 Heated Area: 2124 HX Base Yr



861669 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	364,515
TOTAL MARKET OB/XF VALUE	7,451
TOTAL LAND VALUE - MARKET	105,000
TOTAL MARKET VALUE	476,966
SOH/AGL Deduction	0
ASSESSED VALUE	476,966
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	476,966
TOTAL JUST VALUE	476,966
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	496,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24-03936	ADDING ROOF TO SC	22,000	04/05/2024
2008042	REPAIR/RRF	21,500	09/02/2020
18012033	XFOB	8,030	12/10/2018
18008962	ADDITION	8,030	12/01/2018
P0363930	NEW CONSTR	162,932	06/02/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2767/503	2/10/2025	WD	Q	I	01	635,000
GRANTOR: HUCKABY SUZAN MARIE &						
GRANTEE: MERRITT MICHAEL J						
1987/0801	6/22/2015	WD	Q	I	01	318,000
GRANTOR: HARPER DAVID O &						
GRANTEE: HUCKABY SUZAN MARIE						

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
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	85	2,975	
5	0911	SCRN RM A	0	0	28	12	336.00	SF	18.00	18.00	100	2018	2018	3	74	4,476	

BUILDING DIMENSIONS

BAS=[YR=2003;ORIG=0,0] U3L3 W6 D3L3 S8 W14 N2 U3L3 W8 N6 W18 S43 E5 S4 E7 N5 E10 E5 E10 E11 S1 E7 N40 $
FGR=[YR=2003;ORIG=-55,40] S27 E22 N28 W10 S5 W7 N4 W5 $
PTO=[YR=2018;ORIG=-9,-3] N12 W28 S12 E28 $
FOP=[YR=2003;ORIG=-37,-3] S6 E8 D3R3 S2 E14 N8 U3R3 W28 $
FOP=[YR=2003;ORIG=-28,39] S6 E10 N6 W10 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,451

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	105,000.00	105,000.00	105,000							

REVIEW DATE 12/26/2024 BY KW Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/09/2026 BY SYS