LOT 430
NORTH HAMPTON PHASE 2 PB 6/328

ZITO MARK
861681 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0430-0000

BUILDING CHARACTERISTICS

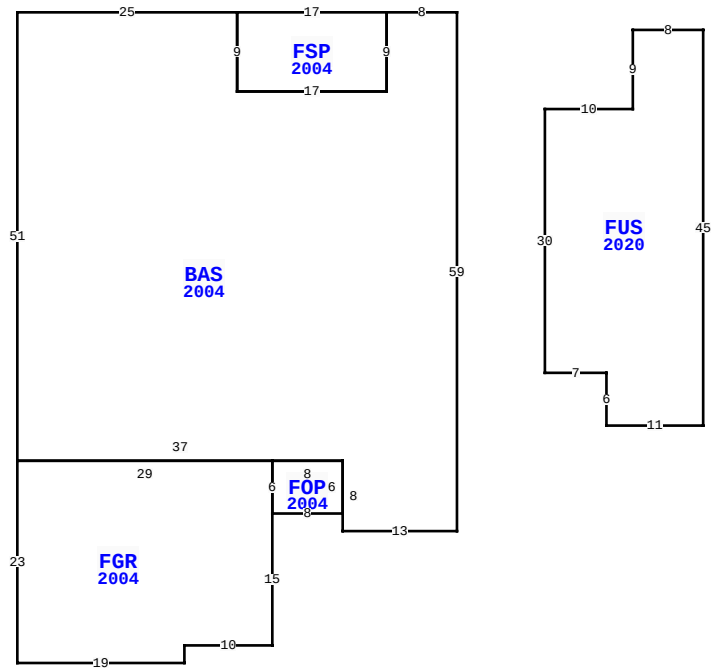
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,501	100	2004	2,501	327,074
FGR	647	55	2004	356	46,557
FOP	48	30	2004	14	1,831
FSP	153	40	2004	61	7,977
FUS	678	100	2020	678	88,667
TOTALS	4,027			3,610	472,106

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,610	105.1200	146.12	527,493	2004	2004	0	0	0	10.50	89.50

1 SNGL FAM 100% - 2023 Heated Area: 3179 HX Base Yr



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

861681 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		472,106
TOTAL MARKET OB/XF VALUE		3,010
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		602,616
SOH/AGL Deduction		0
ASSESSED VALUE		602,616
TOTAL EXEMPTION VALUE	13	602,616
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		602,616
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		622,142

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009650	REPAIR/RRF	19,871	09/12/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2469/0241	6/09/2021	WD	Q	I	02	560,000
GRANTOR: WRYE RICHARD A & ERIN						
GRANTEE: ZITO MARK						
1223/0494	4/16/2004	WD	Q	I		325,500
GRANTOR: MORRISON HOMES INC						
GRANTEE: WRYE RICHARD A & ER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004;ORIG=0,0] W8 S9 W17 N9 W25 S51 E37 S8 E13 N59 $
FUS=[YR=2020;ORIG=10,11] S30 E7 S6 E11 N45 W8 S9 W10 $
FGR=[YR=2004;ORIG=-50,51] S23 E19 N2 E10 N15 N6 W29 $
FSP=[YR=2004;ORIG=-8,0] W17 S9 E17 N9 $
FOP=[YR=2004;ORIG=-21,57] E8 N6 W8 S6 $
.

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	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/09/2026 BY SYS