LOT 433
NORTH HAMPTON PHASE 2 PB 6/328

POWELL SCOTT C & TAMARA S
861727 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0433-0000

BUILDING CHARACTERISTICS

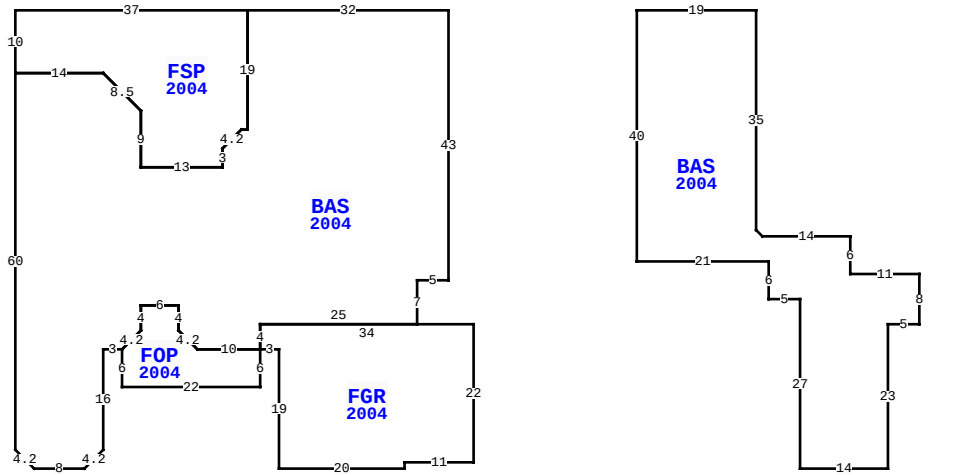
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5 100
Frame	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	1,341	100	2004	1,341	182,106
BAS	3,154	100	2004	3,154	428,308
FGR	714	55	2004	393	53,369
FOP	183	30	2004	55	7,469
FSP	624	40	2004	250	33,950
TOTALS	6,016			5,193	705,201

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	5,193	109.1550	151.73	787,934	2004	2004	0	0	0	10.50	89.50

1 SNGL FAM 100% - 2022 Heated Area: 4495 HX Base Yr 2022



861727 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		705,201
TOTAL MARKET OB/XF VALUE		3,010
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		835,711
SOH/AGL Deduction		139,306
ASSESSED VALUE		696,405
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		644,994
TOTAL JUST VALUE		835,711
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		863,166

PERMIT NUM	DESCRIPTION	AMT	ISSUED
250013821	NEW INGROUND SWIM	114,228	12/18/2025
P0363942	NEW CONSTR	317,910	06/02/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2422/1741	1/04/2021	WD	Q	I	01	510,000
GRANTOR: PELLETIER GERARD A &						
GRANTEE: POWELL SCOTT C & TA						
1206/1016	2/05/2004	WD	Q	I		433,000
GRANTOR: INTERVEST CONSTRUCTIO						
GRANTEE: PELLETIER GERARD &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W32 FSP=[YR=2004] W37 S10 E14 D6 R6 S9 E13 N3 U3 R3 E1 N19$ S19 W1 D3 L3 S3 W13 N9 U6 L6 W14 S60 D3 R3 E8 U3 R3 N16 E3 FOP=[YR=2004] S6 E22 N6 FGR=[YR=2004] E3 S19 E20 N1 E11 N22 W34 S4 $ W10 U3 L3 N4 W6 S4 D3 L3 $ U3 R3 N4 E6 S4 D3 R3 E10 N4 E25 N7 E5 N43 $ PTR= E30 BAS=[YR=2004] E19 S35 D1 R1 E14 S6 E11 S8 W5 S23 W14 N27 W5 N6 W21 N40 $ W30 $.

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 03/27/2023 BY NWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/09/2026 BY SYS