

LOT 435
IN OR 1495/810
NORTH HAMPTON PHASE 2 PB 6/328

BABIN GLENDA L TRUSTEE
861765 N HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034-8709

2026

12-2N-27-1460-0435-0000

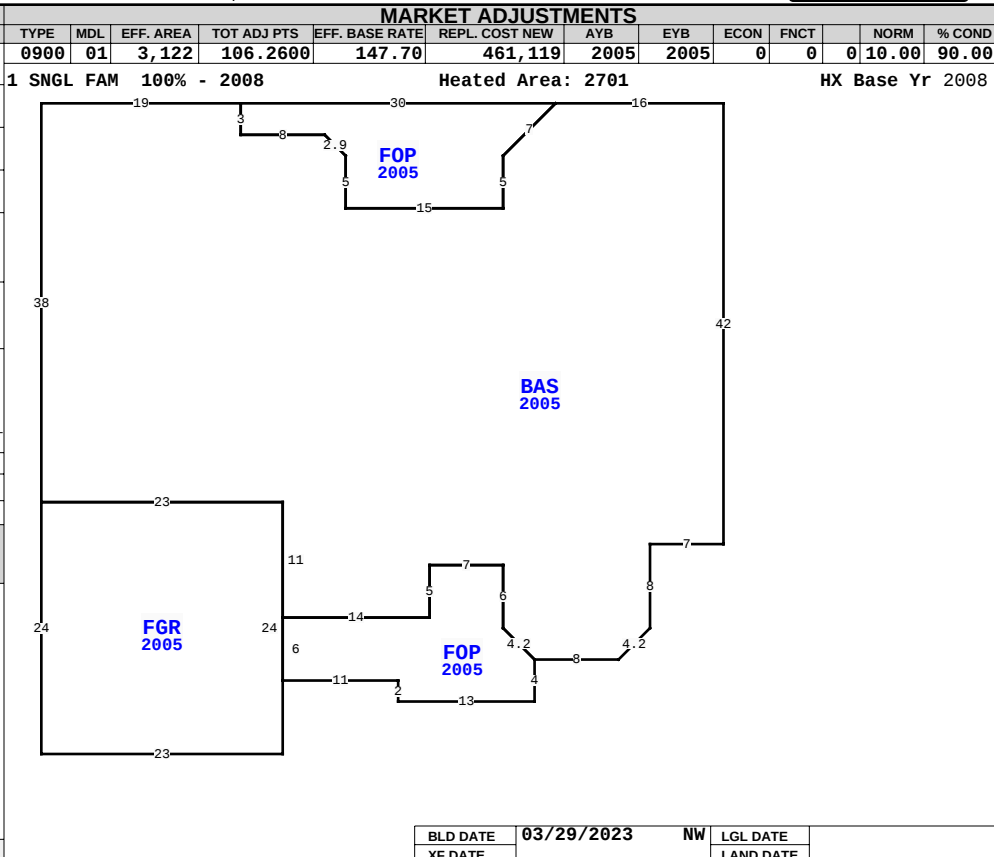


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,701	100	2005	2,701	359,044
FGR	552	55	2005	304	40,411
FOP	195	30	2005	58	7,710
FOP	198	30	2005	59	7,843
TOTALS	3,646			3,122	415,007

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0911	SCRN RM A	0 100	46	26	1,196.00	SF	18.00	
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
6	0860	POOL/SPA	0 100	0	0	1.00	UT	60,000.00	



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

861765 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										415,007				
TOTAL MARKET OB/XF VALUE										58,566				
TOTAL LAND VALUE - MARKET										127,500				
TOTAL MARKET VALUE										601,073				
SOH/AGL Deduction										242,832				
ASSESSED VALUE										358,241				
TOTAL EXEMPTION VALUE										51,411				
BASE TAXABLE VALUE										306,830				
TOTAL JUST VALUE										601,073				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										572,364				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B14368	ADDITION	6,768	02/01/2005
E0414018	ELEC OTHER	1,800	12/01/2004
M0409067	H/AC	0	12/01/2004
B13821	ADDITION	6,768	01/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1495/0810	4/27/2007	DG	Q	I	01	100	
GRANTOR: BABIN ALLEN L & GLEND							
GRANTEE: BABIN GLENDA L TRUS							
1490/1352	4/09/2007	WD	Q	I		515,000	
GRANTOR: MEHALKO ANDREW JR & S							
GRANTEE: BABIN ALLEN L & GLE							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2005] W16 FOP=[YR=2005] W30 S3 E8 D2 R2 S5 E15 N5 R5 U5 \$ D5 L5 S5 W15 N5 U2 L2 W8 N3 W19 S38 FGR=[YR=2005] S24 E23 N24 W23\$ E23 S11 FOP=[YR=2005] S6 E11 S2 E13 N4 U3 L3 N6 W7 S5 W14\$ E14 N5 E7 S6 D3 R3 E8 U3 R3 N8 E7 N42\$.									

LAND DESCRIPTION										TOTAL OB/XF										58,566									
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	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												