

GRILLAERT MICHAEL J & JOAN B
861782 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

12-2N-27-1460-0448-0000

BUILDING CHARACTERISTICS

ELEMENT	CD				
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 70			
Interior Floor	14	CARPET 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		4 100			
Frame	02	WOOD FRAME 100			
Stories		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	2,875	100	2005	2,875	385,822
FGR	736	55	2005	405	54,351
FOP	90	30	2005	27	3,623
FSP	459	40	2005	184	24,692
FUS	544	100	2005	544	73,004
TOTALS	4,704			4,035	541,493

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,035	107.2720	149.11	601,659	2005	2005	0	0	10.00	90.00

1 SNGL FAM 0% - 0
Heated Area: 3419
HX Base Yr

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

NASSAU COUNTY PROPERTY

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VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		541,493	
TOTAL MARKET OB/XF VALUE		49,758	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		718,751	
SOH/AGL Deduction		63,974	
ASSESSED VALUE		654,777	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		654,777	
TOTAL JUST VALUE		718,751	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		702,019	

PERMIT NUM DESCRIPTION AMT ISSUED

B14402 ADDITION 9,900 02/01/2005

B13152 NEW CONSTR 0 01/01/2005

SALES DATA

OFF RECORD Number DATE TYPE INST Q U I V I RSN CD SALE PRICE

1436/0767 8/10/2006 PR Q Q I 630,000

GRANTOR:MELLONE-WENTZ KRISTY

GRANTEE:GRILLAERT MICHAEL J

1403/1160 4/12/2006 WD U I I 07 100

GRANTOR:MORRISON HOMES INC

GRANTEE:MELLONE JULIE L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W27FSP=[YR=2005] W33S9E9 D9 R8 E10 U6 R6 N12S\$12 D6 L6 W10 L8 U9 W9S55E3S3E10N3E2N8 FOP=[YR=2005] E15N4W1 U3 L3 W7 D3 L3 W1S4\$N4E1 U3 R3 E7 D3 R3 E1 FGR=[YR=2005] S25E10S1E20N24W17N2W13 \$E13S2E17N54\$ PTR=E10S7 FUS=[YR=2005] S16E32N9W3N5W11 U2 L2 N7W11S7W5\$ N7W10\$.

EXTRA FEATURES

L N	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	0911	SCRN RM A	0	0	0	1,920.00	SF	18.00	18.00	100	2005	2005	3	21	7,258	
4	0860	POOL/SPA	0	0	0	1.00	UT	50,000.00	50,000.00	100	2005	2005	04	85	42,500	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND		0	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							

TOTAL OB/XF

49,758

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