



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
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
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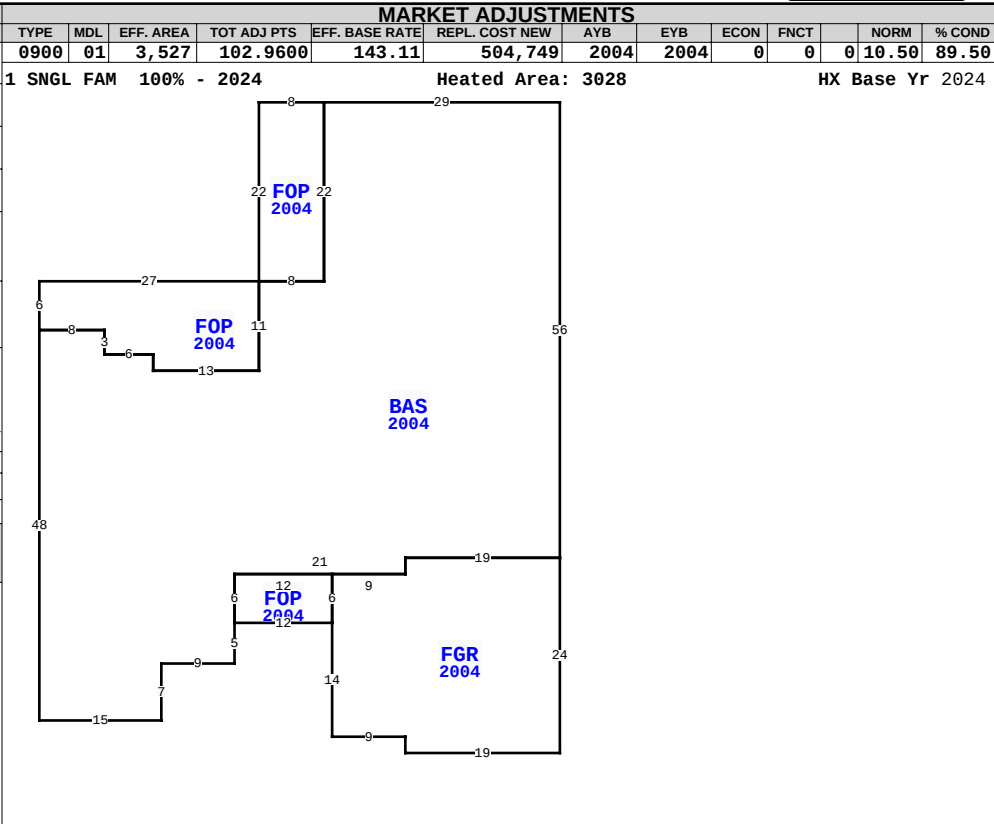
NEIGHBORHOOD/LOC	4043.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,028	100	2004	3,028	387,837
FGR	636	55	2004	350	44,830
FOP	72	30	2004	22	2,817
FOP	176	30	2004	53	6,789
FOP	245	30	2004	74	9,478

TOTALS	4,157			3,527	451,750
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00
4	0911	SCRN RM A	0	100	0	0	1,382.00	SF	18.00
6	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00



861816 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2004	2004	3	86	3,010	
100	2010	2010	05	85	51,000	
100	2010	2010	3	35	8,707	
100	2010	2010	3	35	1,750	

TOTAL OB/XF									
64,467									

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		451,750	
TOTAL MARKET OB/XF VALUE		64,467	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		643,717	
SOH/AGL Deduction		85,760	
ASSESSED VALUE		557,957	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		506,546	
TOTAL JUST VALUE		643,717	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		626,709	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23187	XFOB	56,881	01/01/2010
B23117	XFOB	50,000	12/01/2009
B0413066	NEW CONSTR	0	01/01/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2671/918	10/03/2023	WD	Q	I	02
GRANTOR: LOVE RODNEY A & MARIA					
GRANTEE: LOVE JEANNINE M					
2504/1306	9/30/2021	WD	Q	I	01
GRANTOR: MURIWAI GARRY TAME &					
GRANTEE: LOVE RODNEY A & MAR					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2004] W29 FOP=[YR=2004] W8 S22 E8 N22\$ S22 W8					
FOP=[YR=2004] W27 S6 E8 S3 E6 S2 E13 N11\$ S11 W13 N2 W6 N3 W8					
S48 E15 N7 E9 N5 FOP=[YR=2004] E12 FGR=[YR=2004] S14 E9 S2					
E19 N24 W19 S2 W9 S6\$ N6 W12 S6\$ N6 E21 N2 E19 N56\$.					