LOT 456
EX MINERAL RIGHTS PT 1826/1193
NORTH HAMPTON PHASE 3 PB 7/16

ALLAIN THOMAS G & MARY M
861952 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0456-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

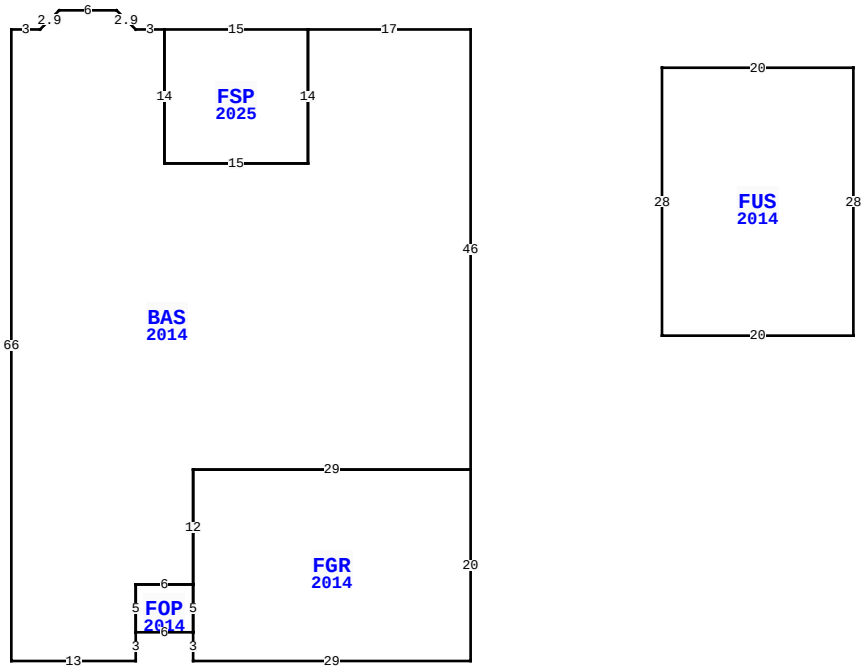
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	21	STONE 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,346	100	2014	2,346	339,928
FGR	580	55	2014	319	46,222
FOP	30	30	2014	9	1,304
FSP	210	40	2025	84	12,172
FUS	560	100	2014	560	81,142
TOTALS	3,726			3,318	480,768

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,318	110.3080	153.33	508,749	2014	2014	0	0	0	5.50	94.50

1 SNGL FAM 100% - 2024 Heated Area: 2906 HX Base Yr 2024



861952 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		480,768
TOTAL MARKET OB/XF VALUE		73,047
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		681,315
SOH/AGL Deduction		276,245
ASSESSED VALUE		405,070
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		353,659
TOTAL JUST VALUE		681,315
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		701,738

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230015107	SCRN ENCLSR	11,280	11/27/2023
230012959	GUNITE POOL	100,000	10/09/2023
21016325	ADDITION	16,495	11/23/2021
B1328142	CO ISSUED	0	04/24/2014
B1328142	NEW CONSTR	351,687	12/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2654/1786	7/18/2023	WD	Q	I	01	770,000
GRANTOR: SOUTHERLAND CLOYS E &						
GRANTEE: ALLAIN THOMAS G & M						
2592/1965	9/26/2022	WD	Q	I	02	675,000
GRANTOR: EAKINS RICHARD S & CO						
GRANTEE: SOUTHERLAND CLOYS E						

BUILDING NOTES

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
4	0911	SCRN RM A	0	100	0	0	1,320.00	SF	18.00	18.00	100	2025	2024		97	23,047	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2025	2024	04	100	50,000	

BUILDING DIMENSIONS

BAS=[YR=2014;ORIG=0,0] W17 S14 W15 N14 W3 U2L2 W6 D2L2 W3 S66 E13 N3 N5 E6 N12 E29 N46 $
FGR=[YR=2014;ORIG=-29,63] S3 E29 N20 W29 S12 S5 $
FUS=[YR=2014;ORIG=20,4] E20 S28 W20 N28 $
FSP=[YR=2025;ORIG=-17,0] W15 S14 E15 N14 $
FOP=[YR=2014;ORIG=-35,63] E6 N5 W6 S5 $
.

LAND DESCRIPTION

TOTAL OB/XF 73,047

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	000134	C	RES POND	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 07/02/2024 BY KW Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/09/2026 BY SYS