LOT 464
IN OR 1903/1245
EX MINERAL RIGHTS PT 1826/1193

MASTALERZ JAMES T & NANCY ANN
862070 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0464-0000

BUILDING CHARACTERISTICS

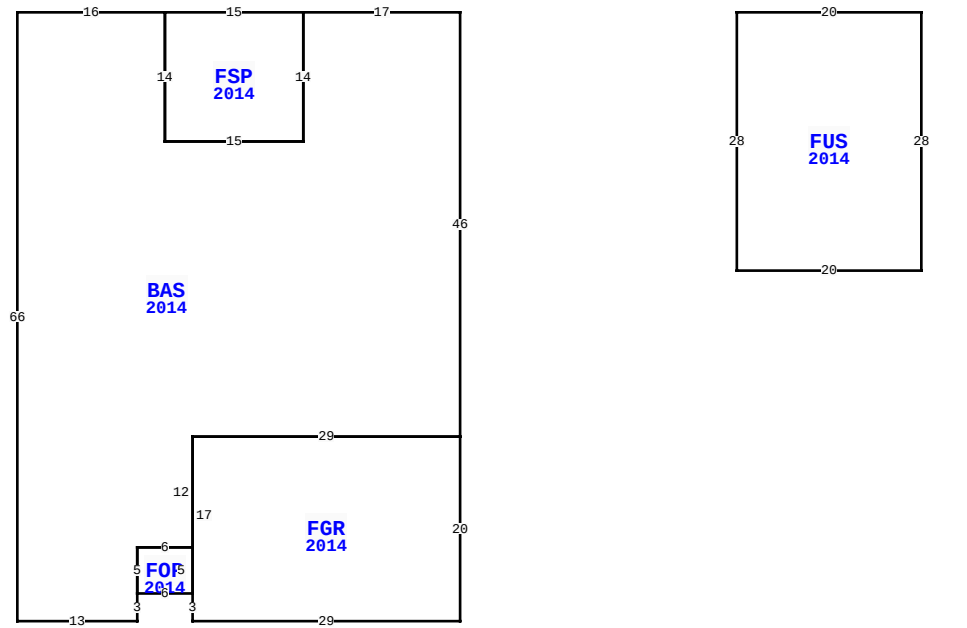
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	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	2,330	100	2014	2,330	330,013
FGR	580	55	2014	319	45,182
FOP	30	30	2014	9	1,275
FSP	210	40	2014	84	11,898
FUS	560	100	2014	560	79,317
TOTALS	3,710			3,302	467,684

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,302	107.8240	149.88	494,904	2014	2014	0	0	0	5.50	94.50

1 SNGL FAM 100% - 2015 Heated Area: 2890 HX Base Yr 2015



862070 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		467,684
TOTAL MARKET OB/XF VALUE		15,858
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		588,542
SOH/AGL Deduction		217,056
ASSESSED VALUE		371,486
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		320,075
TOTAL JUST VALUE		588,542
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		602,704

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004370	ADDITION	16,922	04/09/2021
B1327159	CO ISSUED	0	01/31/2014
B1327159	NEW CONSTR	335,957	05/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1903/1245	2/11/2014	SW	Q	I	02	312,300
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: MASTALERZ JAMES THE						
1826/1193	11/13/2012	WD	U	V	11	100
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: DRH ENERGY INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W17 FSP=[YR=2014] W15 S14 E15 N14 $ S14 W15 N14 W16 S66 E13 N3 FOP=[YR=2014] E6 FGR=[YR=2014] S3 E29 N20 W29 S17 $ N5 W6 S5 $ N5 E6 N12 E29 N46 $ PTR= E30 FUS=[YR=2014] E20 S28 W20 N28$ 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
2	0912	SCRN RM G	0	100	20	32	640.00	SF	21.00	21.00	100	2021	2021	3	86	11,558	
4	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2021	2021	3	86	4,300	

LAND DESCRIPTION

TOTAL OB/XF 15,858

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	000140	C	RES GOLF	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	105,000.00	105,000.00	105,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/09/2026 BY SYS