

LOT 486
IN OR 2141/1495
NORTH HAMPTON PHASE 3 PB 7/16

MENDES LLOYD & MARY ELLEN
862419 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0486-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 60			
Interior Floor	14	CARPET 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2.5 100			
Frame	02	WOOD FRAME 100			
Stories	2.	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	2,232	100	2009	2,232	294,895
FGR	736	55	2009	405	53,509
FOP	36	30	2009	11	1,454
FOP	280	30	2009	84	11,098
FUS	1,041	100	2009	1,041	137,538
PTO	96	5	2009	5	661
STR	48	10	2024	5	661
UOP	560	20	2025	112	14,797
TOTALS	5,029			3,895	514,612

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,895	103.3200	143.61	559,361	2009	2009	0	0	8.00	92.00

1 SNGL FAM

100% - 2018

Heated Area: 3273

HX Base Yr 2018

Floor plan diagram showing various rooms and areas labeled with codes and years: UOP 2025, FOP 2009, BAS 2009, FGR 2009, FUS 2009, PTC 2009, STR 2024. Dimensions are provided for each area.

BLD DATE		LGL DATE	
YE DATE		LAND DATE	05/09/2025
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			STANDARD
VALUATION BY		Tax Group: 4	
BUILDING MARKET VALUE		Tax Dist:	
TOTAL MARKET OB/XF VALUE		514,612	
TOTAL LAND VALUE - MARKET		15,127	
TOTAL MARKET VALUE		175,000	
SOH/AGL Deduction		704,739	
ASSESSED VALUE		193,686	
TOTAL EXEMPTION VALUE		511,053	
BASE TAXABLE VALUE		HX HB	
TOTAL JUST VALUE		51,411	
NCON VALUE		459,642	
INCOME VALUE		704,739	
PREVIOUS YEAR MKT VALUE		0	
		720,560	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240000666	28X20 SCREEN ENCL	15,000	01/19/2024
C21077	CO ISSUED	0	01/30/2009
B21077	NEW CONSTR	285,318	02/01/2008

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	RSN CD	SALE PRICE
2141/1495	8/18/2017	WD Q	I	01	552,500
GRANTOR: ANDRES FAMILY TRUST E					
GRANTEE: MENDES LLOYD & MARY					
1501/1600	5/29/2007	WD Q	V		228,000
GRANTOR: WILLIAMS D A TRUSTEE					
GRANTEE: ANDRES KENT W & LIN					

EXTRA FEATURES										862419 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH					DATE		08/08/2025		12:25	
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			
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2009	2009	3	91	3,185				
3	1126	CB/STC 8"	0	100	0	0	76.00	SF	8.00	8.00	100	2009	2009	3	88	535				
4	0912	SCRN RM G	0	100	28	20	560.00	SF	21.00	21.00	100	2025	2024		97	11,407				

BUILDING NOTES											
BAS=[YR=2009;ORIG=0,0] U4L4 W7 W1 D4L4 S5 W20 N5 U3L3 W6 D3L3 S5 W2 S12 W8 S15 E23 S12 E13 S1 E9 S5 E13 N14 E2 N20 W2 N16 \$											
FUS=[YR=2009;ORIG=13,13] E8 N12 E14 S18 E23 S5 W4 W6 S16 W13 N2 W22 N25 \$											
FGR=[YR=2009;ORIG=-58,32] S32 E23 N20 N12 W23 \$											
FOP=[YR=2009;ORIG=-11,-4] N3 W28 S4 D3R3 S5 E20 N5 U4R4 E1 \$											
PTO=[YR=2009;ORIG=-58,17] W6 S16 E6 N1 N15 \$											
STR=[YR=2024;ORIG=58,24] W4 S12 E4 N12 \$											
FOP=[YR=2009;ORIG=-22,45] S4 E9 N4 W9 \$											
UOP=[YR=2025;LABEL=elevated paver pto;ORIG=-11,-7] W28 N20 E28 S20 \$											
.											

LAND DESCRIPTION										TOTAL OB/XF										15,127									
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	000116	C	RES MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000												