

JOHNSON JAMES A & MANN MARION G/
862463 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

12-2N-27-1460-0488-0000

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	11	CLAY TILE 60			
Interior Floo	14	CARPET 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		3 100			
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
BAL	90	15	2006	14	1,852
BAS	2,604	100	2006	2,604	344,349
FGR	865	55	2006	476	62,945
FOP	52	30	2006	16	2,116
FOP	326	30	2006	98	12,960
FUS	597	100	2006	597	78,947
TOTALS	4,534			3,805	503,168

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
0900	01	3,805	105.1200	146.12	555,987	2006	2006	0	0	9.50 90.50

1 SNGL FAM 100% - 2007Heated Area: 3201HX Base Yr 2007

BAS
2006

FOP
2006

BAL
2006

FUS
2006

FGR
2006

NASSAU COUNTY PROPERTY

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VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		503,168	
TOTAL MARKET OB/XF VALUE		48,495	
TOTAL LAND VALUE - MARKET		175,000	
TOTAL MARKET VALUE		726,663	
SOH/AGL Deduction		261,231	
ASSESSED VALUE		465,432	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		414,021	
TOTAL JUST VALUE		726,663	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		725,098	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011186	SOLAR	4,950	11/16/2020
B22620	SWIM POOL	52,000	07/01/2009
B22726	XFOB	7,000	07/01/2009
M11849	MECH OTHER	0	08/01/2006
E0617457	ELEC OTHER	2,000	06/01/2006
P0611206	OTHER	0	06/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2709/1348	5/03/2024	LE	U	I	11	100

GRANTOR: JOHNSON JAMES A
GRANTEE:MILLS MARION OLIVIA
1671/0982 3/31/2010 QC U I 11 100
GRANTOR: JOHNSON JAMES A & MAR
GRANTEE: JOHNSON JAMES A & M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] U3 L3 W9 FOP=[YR=2006] N11 W21 S16 E18 N2 U3 R3 \$ D3 L3 S2 W18 N16 W29 S48 FGR=[YR=2006] S41 E10 S2 E11 N43 W7 S3 W6 N3 W8 \$ E8 S3 E6 N3 E15 FOP=[YR=2006] S4 E10 N4 W2 N2 W6 S2 W2 \$ E2 N2 E6 S2 E11 S6 E14 N40 \$ PTR=[YR=2006] E30 BAL=[YR=2006] E15 S6 FUS=[YR=2006] S27 W27 N16 E12 N11 E15 \$ W15 N6 \$ W30 \$.

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	1126	CB/STC 8"	0	100	0	0		100.00	SF8.00	8.00	100	2006	2006	3	84	672	
3	0911	SCRN RM A	0	100	0	0		874.00	SF18.00	18.00	100	2009	2009	3	31	4,877	
4	0860	POOL/SPA	0	100	0	0		1.00	UT50,000.00	50,000.00	100	2009	2009	04	85	42,500	
6	1242	WD DECK A	0	100	12	12		144.00	SF10.00	10.00	100	2009	2009	3	31	446	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE
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TOTAL OB/XF

48,495

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							