LOT 489
NORTH HAMPTON PHASE 3 PB 7/16

ELLIS NEAL POWELL JR & CHERRI VARNADOE
862483 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0489-0000

BUILDING CHARACTERISTICS

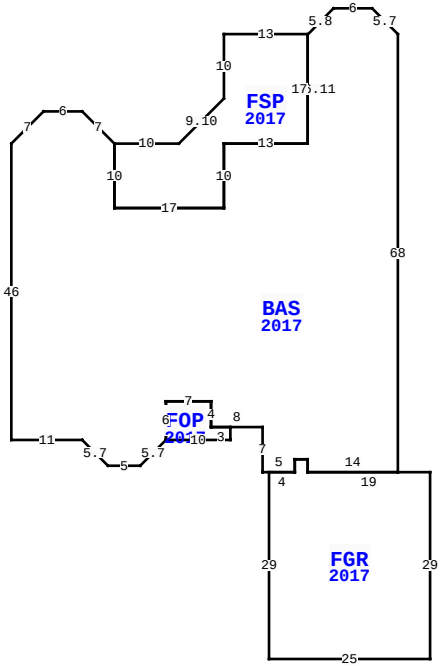
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06
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	3,002	100	2017	3,002	573,934
FGR	729	55	2017	401	76,665
FOP	48	30	2017	14	2,676
FSP	416	40	2017	166	31,737
TOTALS	4,195			3,583	685,012

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	3,583	143.2701	199.15	713,554	2017	2017	0	0	0	4.00	96.00

1 SNGL FAM 100% - 2022 Heated Area: 3002 HX Base Yr 2022



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

862483 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		685,012
TOTAL MARKET OB/XF VALUE		57,687
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		917,699
SOH/AGL Deduction		190,367
ASSESSED VALUE		727,332
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		675,921
TOTAL JUST VALUE		917,699
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		873,027

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007534	REMODEL	6,000	08/17/2021
17011189	CO ISSUED	0	12/15/2017
17002173	NEW CONSTR	385,694	03/17/2017
17005089	SWIM POOL	0	01/06/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2321/1923	11/22/2019	WD	Q	I	01	776,500
GRANTOR: LOHR JAMES MICHAEL &						
GRANTEE: ELLIS NEAL POWELL J						
2064/1641	8/11/2016	WD	Q	V	02	175,000
GRANTOR: OLIVER GRAEME						
GRANTEE: LOHR JAMES MICHAEL						

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
1	0912	SCRN RM G	0	100	0	0	693.00	SF	21.00	21.00	100	2017	2017	3	70	10,187	
2	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2017	2017	04	95	47,500	

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=84,10] U4L4 W6 D4.1L4 S16.11 W13 S10 W17 N10 U5L5 W6 D5L5 S46 E11 D4R4 E5 U4R4 N6 E7 S4 E8 S7 E5 N2 E2 S2 E14 N68 $
FGR=[YR=2017;ORIG=64,78] E4 N2 E2 S2 E19 S29 W25 N29 $
FSP=[YR=2017;ORIG=57,10] E13 S17 W13 S10 W17 N10 E10 U7R7 N10 $
FOP=[YR=2017;ORIG=48,67] E7 S4 E3 S2 W10 N6 $
.

LAND DESCRIPTION

TOTAL OB/XF 57,687

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	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							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 07/09/2026 BY SYS