LOT 490
NORTH HAMPTON PHASE 3 PB 7/16

HAYES BAXTER M JR & PATRICIA K
862507 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0490-0000

BUILDING CHARACTERISTICS

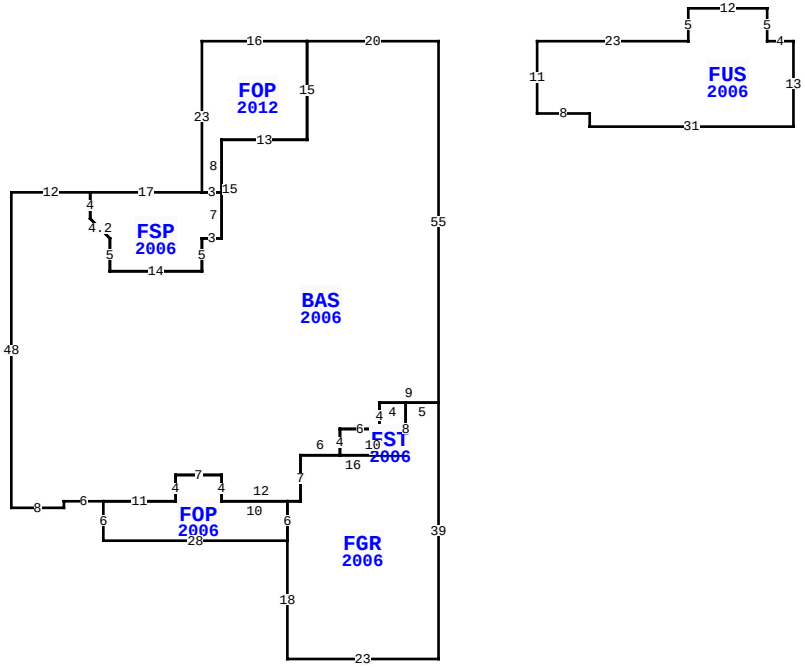
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Quality	04	Quality Level 04
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	3,151	100	2006	3,151	550,226
FGR	739	55	2006	406	70,896
FOP	196	30	2006	59	10,303
FOP	264	30	2012	79	13,795
FSP	206	40	2006	82	14,319
FST	56	55	2006	31	5,413
FUS	551	100	2006	551	96,215
TOTALS	5,163			4,359	761,167

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	4,359	138.8112	192.95	841,069	2006	2006	0	0	0	9.50	90.50

1 SNGL FAM 100% - 2021 Heated Area: 3702 HX Base Yr 2021



862507 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		761,167
TOTAL MARKET OB/XF VALUE		71,161
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		1,007,328
SOH/AGL Deduction		381,912
ASSESSED VALUE		625,416
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		574,005
TOTAL JUST VALUE		1,007,328
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		974,120

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005635	ADDITION	10,000	05/04/2021
B25852	ADDITION	23,664	03/01/2012
B25769	REMODEL	1,200	02/01/2012
B25496	SWIM POOL	30,000	01/01/2012
B25251	ADDITION	6,186	10/01/2011
M0509955	H/AC	0	06/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2388/0160	8/31/2020	WD	Q	I	01	834,900
GRANTOR: BEAN BRADLEY J & MARI						
GRANTEE: HAYES BAXTER M JR &						
1994/0699	7/24/2015	WD	Q	I	01	630,000
GRANTOR: BELL RANDALL A & C AN						
GRANTEE: BEAN BRADLEY J & MA						

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	88	3,080	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2012	2012	05	90	54,000	
5	0912	SCRN RM G	0	100	0	0	1,252.00	SF	21.00	21.00	100	2012	2012	3	45	11,831	
8	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2012	2012	3	45	2,250	

BUILDING DIMENSIONS

BAS=[YR=2006;ORIG=0,0] W20 S15 W13 S15 W3 S5 W14 N5 U3L3 N4 W12 S48 E8 N1 E6 E11 N4 E7 S4 E12 N7 E6 N4 E6 N4 E9 N55 $
FGR=[YR=2006;ORIG=-23,76] S18 E23 N39 W5 S8 W16 S7 W2 S6 $
FUS=[YR=2006;ORIG=15,0] E23 N5 E12 S5 E4 S13 W31 N2 W8 N11 $
FOP=[YR=2012;ORIG=-20,0] W16 S23 E3 N8 E13 N15 $
FSP=[YR=2006;ORIG=-36,23] W17 S4 D3R3 S5 E14 N5 E3 N7 W3 $
FOP=[YR=2006;ORIG=-51,70] S6 E28 N6 W10 N4 W7 S4 W11 $
FST=[YR=2006;ORIG=-5,55] W4 S4 W6 S4 E10 N8 $
PTR=[ORIG=0,0] E15 W15 $
.

LAND DESCRIPTION

TOTAL OB/XF 71,161

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