LOT 493
NORTH HAMPTON PHASE 3 PB 7/16

SMED MICHAEL & SUZANNE L/E/
862569 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0493-0000

BUILDING CHARACTERISTICS

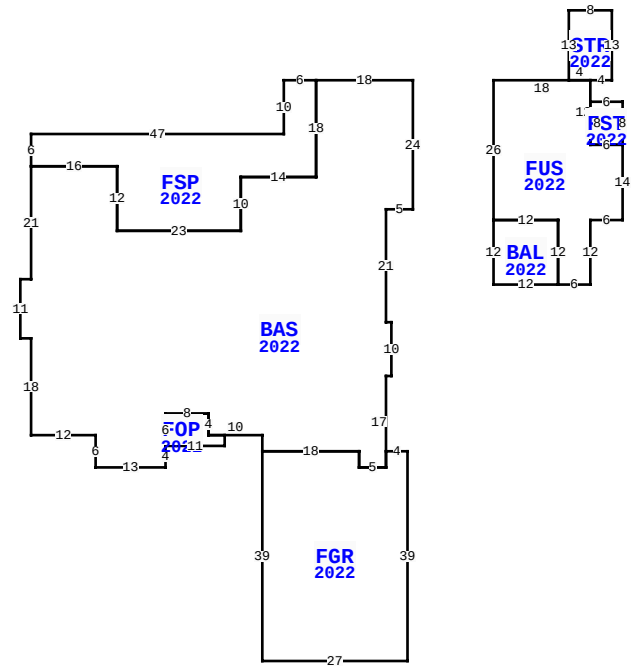
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	19	MARBLE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	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
BAL	144	15	2022	22	3,920
BAS	3,486	100	2022	3,486	621,136
FGR	1,038	55	2022	571	101,741
FOP	54	30	2022	16	2,851
FSP	682	40	2022	273	48,644
FST	48	55	2022	26	4,632
FUS	624	100	2022	624	111,185
STR	104	10	2022	10	1,782
TOTALS	6,180			5,028	895,890

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	5,028	129.4850	179.98	904,939	2022	2022	0	0	0	1.00	99.00

1 SNGL FAM 100% - 2023 Heated Area: 4110 HX Base Yr 2023



862569 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		895,890
TOTAL MARKET OB/XF VALUE		72,144
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		1,143,034
SOH/AGL Deduction		34,193
ASSESSED VALUE		1,108,841
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		1,057,430
TOTAL JUST VALUE		1,143,034
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,149,062

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017681	CO ISSUED	0	12/01/2022
22005711	ADDITION	8,160	04/12/2022
21009532	SWIM POOL	81,600	10/13/2021
21008892	NEW CONSTR	699,113	09/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2681/1642	11/30/2023	WD	U	I	11	100
GRANTOR: SMED MICHAEL JOHN & S						
GRANTEE: FL SMED TRUST						
2512/0889	11/09/2021	LE	U	V	11	100
GRANTOR: SMED MICHAEL & SUZANN						
GRANTEE: SMED BENNETT EDWARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W18 FSP=[YR=2022] W6 S10 W47 S6 E16 S12 E23 N10 E14 N18$ S18 W14 S10 W23 N12 W16 S21 W2 S11 E2 S18 E12 S6 E13 N4 FOP=[YR=2022] E11 N2 W3 N4 W8 S6$ N6 E8 S4 E10 S3 FGR=[YR=2022] S39 E27 N39 W4 S3 W5 N3 W18$ E18 S3 E5 N17 E1 N10 W1 N21 E5 N24$ PTR= E15 FUS=[YR=2022] S26 BAL=[YR=2022] S12 E12 N12 W12$ E12 S12 E6 N12 E6 N14 FST=[YR=2022] N8 W6 S8 E6$ W6 N12 STR=[YR=2022] E4 N13 W8 S13 E4$ W18$ W15$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2022	2022	3	99	3,465	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2022	2022	04	100	50,000	
4	0911	SCRN RM A	0	100	0	0	1,153.00	SF	18.00	18.00	100	2022	2022	3	90	18,679	

LAND DESCRIPTION

TOTAL OB/XF 72,144

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