



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	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
BAS	2,671	100	2006	2,671	338,809
FGR	880	55	2006	484	61,394
FOP	217	30	2006	65	8,245
FOP	679	30	2006	204	25,877
FSP	275	40	2006	110	13,953
FUS	620	100	2006	620	78,645

TOTALS	5,342			4,154	526,923
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	
5	1126	CB/STC 8"	0	100	18	4	72.00	SF	8.00	8.00	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,154	101.3760	140.91	585,340	2006	2006	0	0	9.98	90.02
1 SNGL FAM 100% - 2007 Heated Area: 3291 HX Base Yr 2007											
862591 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH											
BLD DATE 03/29/2023 NW LGL DATE 05/09/2025 MLU XF DATE 02/16/2007 PH LAND DATE AG DATE											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										526,923	
TOTAL MARKET OB/XF VALUE										4,664	
TOTAL LAND VALUE - MARKET										175,000	
TOTAL MARKET VALUE										706,587	
SOH/AGL Deduction										217,149	
ASSESSED VALUE										489,438	
TOTAL EXEMPTION VALUE										51,411	
BASE TAXABLE VALUE										438,027	
TOTAL JUST VALUE										706,587	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										725,122	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10811	H/AC	0	12/01/2005
E15793	NEW CONSTR	2,000	09/01/2005
C15818	CO ISSUED	495,000	08/01/2005
R08066	REPAIR/RRF	1,500	08/01/2005
B15818	NEW CONSTR	495,000	08/01/2005

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2450/0397	4/07/2021	WD	U	I	11	100			
GRANTOR: BRYANT RUSSELL & SUSA									
GRANTEE: BRYANT FAMILY TRUST									
1276/0928	11/24/2004	WD	Q	V		192,000			
GRANTOR: NORTH HAMPTON LLC									
GRANTEE: BRYANT RUSSELL & SU									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2006] N49 FOP=[YR=2006] N5 W66 S13 E18 N3 U3 R3 E7 R3 D3 S4 E20 N7 E4 N2 U2 R2 E7 D2 R2 \$ U2 L2 W7 D2 L2 S2 W4 S7 W20 N4 U3 L3 W7 D3 L3 S3 W18 S40 FGR=[YR=2006] S39 E11 S2 E11 N41 W 22\$ E22 FOP=[YR=2006] S2 E31 N7 W31 S5\$ N5 E31 S3 E2 S3 E11\$ PTR= N38 E15 FUS=[YR=2006] S20 E31 N20 FSP=[YR=2006]N11 W25 S11 E25\$W31\$ W15 S38\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000116	C	RES MARSH	100		PUD	0.00	0.00	1.00	LT	1.00
TOTAL OB/XF 4,664											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000116	C	RES MARSH	100		PUD	0.00	0.00	1.00	LT	1.00
Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000											