

PETERSEN TRUST/PETERSEN PERRY H TRUSTEE
862613 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

12-2N-27-1460-0495-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																																																																																																																																																																																																																																																																																																																																																																																																					
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ELEMENT		CD		16		WD FR STUC 100		0900		01		3,737		108.0000		150.12		560,998		2018		2018		0		0		3.50		96.50																																																																																																																																																																																																																																																																																																																																																																																																																											
Exterior Wall		03		GABLE/HIP 100		1		SNGL FAM		100%		- 2019		Heated Area: 3045		HX Base Yr 2019		VALUATION BY		Tax Group: 4		Tax Dist:		STANDARD		541,363																																																																																																																																																																																																																																																																																																																																																																																																																															
Roof Cover		05		COMP SHNGL 100		05		DRYWALL 100		TOTAL MARKET OB/XF VALUE		72,675		TOTAL LAND VALUE - MARKET		175,000		TOTAL MARKET VALUE		789,038		SOH/AGL Deduction		192,223		ASSESSED VALUE		596,815																																																																																																																																																																																																																																																																																																																																																																																																																													
Interior Wall		11		CLAY TILE 100		03		CENTRAL 100		TOTAL EXEMPTION VALUE		HX HB		51,411		BASE TAXABLE VALUE		545,404		TOTAL JUST VALUE		789,038		NCON VALUE		0		INCOME VALUE		PREVIOUS YEAR MKT VALUE																																																																																																																																																																																																																																																																																																																																																																																																																											
Air Condition		04		AIR DUCTED 100		3 100		Bathrooms		02		WOOD FRAME 100		1. 100		Units		0 100		Occupancy		00		NONE 100		805,096																																																																																																																																																																																																																																																																																																																																																																																																																															
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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																																																																																																																																																																																																																																																																																																																																																																																																																									
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TOTALS		4,679						3,737		541,363		862613 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH		BLD DATE		XF DATE		LGL DATE		LAND DATE		AG DATE		05/09/2025		MLU																																																																																																																																																																																																																																																																																																																																																																																																																														</	