LOT 505
IN OR 1967/328
NORTH HAMPTON PHASE 3 PB 7/16

GRIMM JAMES & NOREEN
862785 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0505-0000

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 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

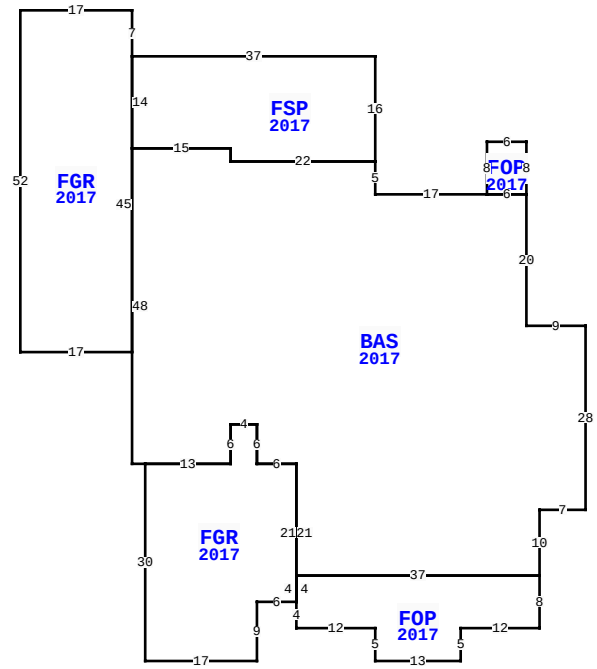
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,518	100	2017	3,518	608,586
FGR	660	55	2017	363	62,796
FGR	884	55	2017	486	84,074
FOP	48	30	2017	14	2,422
FOP	361	30	2017	108	18,684
FSP	562	40	2017	225	38,923
TOTALS	6,033			4,714	815,484

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	4,714	129.6398	180.20	849,463	2017	2017	0	0	0	4.00	96.00

1 SNGL FAM 100% - 2018 Heated Area: 3518 HX Base Yr 2018



862785 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

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		815,484
TOTAL MARKET OB/XF VALUE		4,521
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		995,005
SOH/AGL Deduction		426,087
ASSESSED VALUE		568,918
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		517,507
TOTAL JUST VALUE		995,005
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		975,011

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17011071	CO ISSUED	0	12/12/2017
17002951	NEW CONSTR	484,447	05/02/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1967/0328	3/06/2015	WD	Q	V	01	120,000
GRANTOR: RF VENTURES II LLC						
GRANTEE: GRIMM JAMES & NOREE						
1806/0038	7/30/2012	WD	U	V	37	350,000
GRANTOR: NORTH HAMPTON LLC						
GRANTEE: RF VENTURES II LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2017] W6 S8 BAS=[YR=2017] W17 N5 FSP=[YR=2017] N16 W37 FGR=[YR=2017] N7 W17 S52 E17 N45$ S14 E15 S2 E22$ W22 N2 W15 S48 E2 FGR=[YR=2017] S30 E17 N9 E6 N21 W6 N6 W4 S6 W13$ E13 N6 E4 S6 E6 S21 FOP=[YR=2017] S4 E12 S5 E13 N5 E12 N8 W37 S4$ N4 E37 N10 E7 N28 W9 N20 W6$ E6 N8$.

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	1121	CB 4"	0	100	0	0	135.00	SF	5.00	5.00	100	2017	2017	3	95	641	
3	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	2017	2017	3	97	3,880	

LAND DESCRIPTION

TOTAL OB/XF 4,521

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 02/23/2024 BY NWA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 07/09/2026 BY SYS