LOT 506
NORTH HAMPTON PHASE 3 PB 7/16

UTAH JOHNNY/
862803 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

**2026**

**12-2N-27-1460-0506-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 07 | CONC TILE 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 3.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 04 | Quality Level 04 |

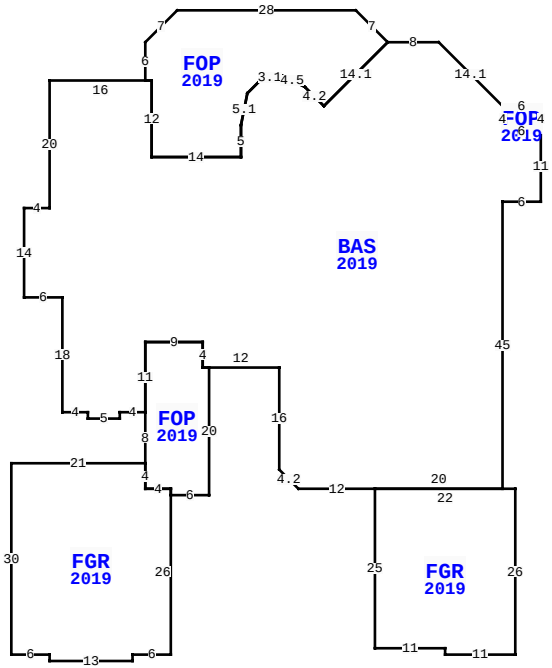
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 3,903 | 100 | 2019 | 3,903 | 752,714 |
| FGR | 561 | 55 | 2019 | 309 | 59,592 |
| FGR | 747 | 55 | 2019 | 411 | 79,264 |
| FOP | 24 | 30 | 2019 | 7 | 1,350 |
| FOP | 232 | 30 | 2019 | 70 | 13,499 |
| FOP | 564 | 30 | 2019 | 169 | 32,593 |
| TOTALS | 6,031 | | | 4,869 | 939,013 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 11 | 4,869 | 143.0352 | 198.82 | 968,055 | 2019 | 2019 | 0 | 0 | 0 | 3.00 | 97.00 |

1 SNGL FAM 100% - 2020 Heated Area: 3903 HX Base Yr 2020




862803 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 | | 939,013 |
| TOTAL MARKET OB/XF VALUE | | 51,400 |
| TOTAL LAND VALUE - MARKET | | 175,000 |
| TOTAL MARKET VALUE | | 1,165,413 |
| SOH/AGL Deduction | | 276,346 |
| ASSESSED VALUE | | 889,067 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 837,656 |
| TOTAL JUST VALUE | | 1,165,413 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 1,150,675 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 19008233 | SUMKITCH | 9,000 | 08/01/2019 |
| 19008235 | SWIM POOL | 68,000 | 08/01/2019 |
| 19002292 | NEW CONSTR | 562,572 | 03/06/2019 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 9999/9999 | 9/18/2018 | CN | Q | V | 02 | 119,000 |
| GRANTOR: RF VENTURES II LLC | | | | | | |
| GRANTEE: UTAH JOHNNY | | | | | | |
| 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=2019] W6 BAS=[YR=2019] U10 L10 W8 FOP=[YR=2019] U5 L5 W28 D5 L5 S6 E1 S12 E14 N5 U5 R1 U2 R2 U1 R3 D2 R4 D3 R3 U10 R10 $ D10 L10 U3 L3 U2 L4 D1 L3 D2 L2 D5 L1 S5 W14 N12 W16 S20 W4 S14 E6 S18 E4 S1 E5 N1 E4 FOP=[YR=2019] S8 FGR=[YR=2019] W21 S30 E6 S1 E13 N1 E6 N26 W4 N4$ S4 E4 S1 E6 N20 W1 N4 W9 S11$ N11 E9 S4 E12 S16 D3 R3 E12 FGR=[YR=2019] S25 E11 S1 E11 N26 W22 $ E20 N45 E6 N11 W6 N4$ S4 E6 N4$.

## 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 | 0860 | POOL/SPA | 0 | 100 | 0 | 0 | 1.00 | UT | 50,000.00 | 50,000.00 | 100 | 2019 | 2019 | 04 | 95 | 47,500 | |
| 5 | 0600 | SUMMER KIT | 0 | 100 | 0 | 0 | 1.00 | UT | 5,000.00 | 5,000.00 | 100 | 2019 | 2019 | 3 | 78 | 3,900 | |

## LAND DESCRIPTION

TOTAL OB/XF 51,400

| 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