LOT 512
IN OR 1885/1952
NORTH HAMPTON PHASE 3 PB 7/16

DAY JOHN S & AURORA
862634 NORTH HAMPTON CLUB WY
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0512-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

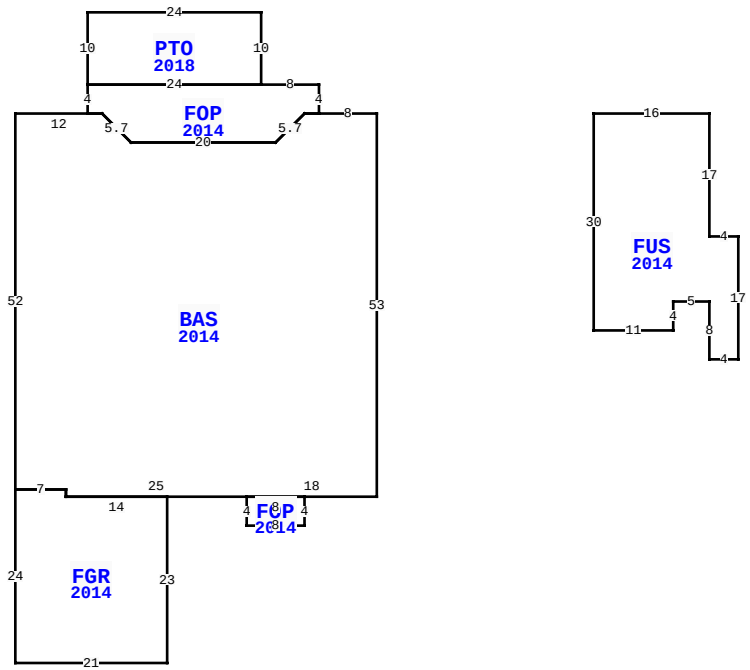
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,547	100	2014	2,547	372,734
FGR	490	55	2014	270	39,512
FOP	32	30	2014	10	1,464
FOP	224	30	2014	67	9,805
FUS	528	100	2014	528	77,269
PTO	240	5	2018	12	1,756
TOTALS	4,061			3,434	502,541

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,434	111.4120	154.86	531,789	2014	2014	0	0	0	5.50	94.50

1 SNGL FAM 100% - 2015 Heated Area: 3075 HX Base Yr 2015



862634 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

BLD DATE	03/29/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		502,541
TOTAL MARKET OB/XF VALUE		3,197
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		633,238
SOH/AGL Deduction		263,628
ASSESSED VALUE		369,610
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		313,199
TOTAL JUST VALUE		633,238
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		644,224

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18005151	ADDITION	5,736	05/22/2018
B1428294	CO ISSUED	0	05/28/2014
B1428294	NEW CONSTR	356,567	02/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1885/1952	10/21/2013	WD	Q	V	02	59,500
GRANTOR: SERGENT CURTIS R & VE						
GRANTEE: DAY JOHN S & AURORA						
1299/0476	3/02/2005	WD	Q	V		106,300
GRANTOR: NORTH HAMPTON LLC						
GRANTEE: SERGENT CURTIS R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W8 FOP=[YR=2014] N4 W8 PTO=[YR=2018] N10 W24 S10 E24$ W24 S4 E2 D4 R4 E20 U4 R4 E2 $ W2 D4 L4 W20 U4 L4 W12 S52 FGR=[YR=2014] S24 E21 N23 W14 N1 W7 $ E7 S1 E25 FOP=[YR=2014] S4 E8 N4 W8 $ E18 N53 $ PTR= E30 FUS=[YR=2014] E16 S17 E4 S17 W4 N8 W5 S4 W11 N30 $ W30 $.

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	0911	SCRN RM A	0	100	24	10	240.00	SF	18.00	18.00	100	2018	2018	3	74	3,197	

LAND DESCRIPTION

TOTAL OB/XF 3,197

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	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/09/2026 BY SYS