LOT 513
L/E OR 1906/1331
NORTH HAMPTON PHASE 3 PB 7/16

EDWARDS JAMES W L/E/
862620 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0513-0000

BUILDING CHARACTERISTICS

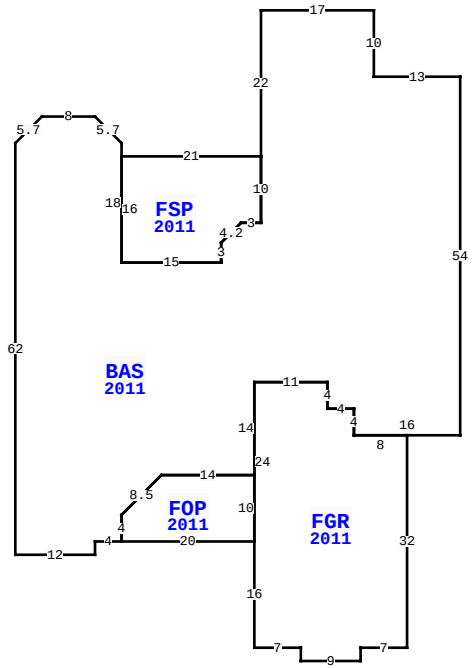
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	3,434	100	2011	3,434	451,195
FGR	858	55	2011	472	62,016
FOP	182	30	2011	55	7,226
FSP	305	40	2011	122	16,029
TOTALS	4,779			4,083	536,467

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,083	101.6400	141.28	576,846	2011	2011	0	0	0	7.00	93.00

1 SNGL FAM 100% - 2012 Heated Area: 3434 HX Base Yr 2012



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

862620 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		536,467
TOTAL MARKET OB/XF VALUE		3,255
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		667,222
SOH/AGL Deduction		314,194
ASSESSED VALUE		353,028
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		301,617
TOTAL JUST VALUE		667,222
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		680,715

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23435	CO ISSUED	0	03/03/2011
E22838	NEW CONSTR	0	08/01/2010
M15418	H/AC	0	06/01/2010
P14260	OTHER	0	04/01/2010
B23435	NEW CONSTR	469,023	03/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1906/1331	3/06/2014	QC	U	I	11	100
GRANTOR: EDWARDS JAMES W						
GRANTEE: EDWARDS JAMES W TRU						
1419/0774	6/12/2006	WD	Q	V		136,000
GRANTOR: MORRIS CHARLES W & CO						
GRANTEE: EDWARDS JAMES W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W13 N10 W17 S22 FSP=[YR=2011] W21 S16 E15 N3 U3 R3 E3 N10 $ S10 W3 D3 L3 S3 W15 N18 U4 L4 W8 D4 L4 S62 E12 N2 E4 FOP=[YR=2011] E20 FGR=[YR=2011] S16 E7 S2 E9 N2 E7 N32 W8 N4 W4 N4 W11 S24 $ N10 W14 D6 L6 S4 $ N4 U6 R6 E14 N14 E11 S4 E4 S4 E16 N54 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2011	2011	3	93	3,255	

LAND DESCRIPTION

TOTAL OB/XF 3,255

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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/09/2026 BY SYS