LOT 522
NORTH HAMPTON PHASE 3 PB 7/16

CRANE OLIVIA/PINHO CHRISTOPHER
862472 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0522-0000

BUILDING CHARACTERISTICS

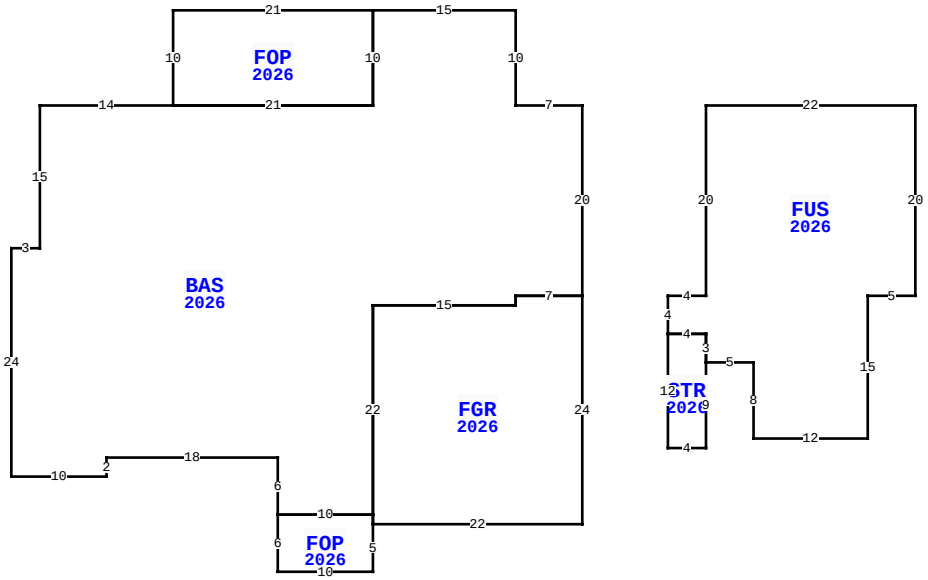
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	31	HARDIE BRD 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,046	100	2026	2,046	405,108
FGR	513	55	2026	282	55,836
FOP	60	30	2026	18	3,564
FOP	210	30	2026	63	12,474
FUS	671	100	2026	671	132,858
STR	48	10	2026	5	990
TOTALS	3,548			3,085	610,830

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	3,085	142.4491	198.00	610,830	2025	2025	0	0	0	0.00	100.00

1 SNGL FAM 100% - 2026 Heated Area: 2717 HX Base Yr 2026



862472 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		610,830
TOTAL MARKET OB/XF VALUE		2,000
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		740,330
SOH/AGL Deduction		0
ASSESSED VALUE		740,330
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		688,919
TOTAL JUST VALUE		740,330
NCON VALUE		612,830
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		127,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250001973	NEW SFR - T-3497	491,998	02/25/2025
B240006908	NEW SFR - T-3497	491,998	06/11/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2651/381	6/21/2023	WD	Q	V	01	110,000
GRANTOR: MAZZONE MICHAEL & BAR						
GRANTEE: CRANE OLIVIA						
2041/0284	4/19/2016	WD	Q	V	01	68,000
GRANTOR: DAVIS TODD F & LINDA						
GRANTEE: MAZZONE MICHAEL & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=97,10] W7 N10 W15 S10 W21 W14 S15 W3 S24 E10 N2 E18 S6 E10 N22 E15 N1 E7 N20 $
FOP=[YR=2026;ORIG=65,53] E10 S1 S5 W10 N6 $
FGR=[YR=2026;ORIG=75,31] E15 N1 E7 S24 W22 N1 N22 $
FOP=[YR=2026;ORIG=75,10] W21 N10 E21 S10 $
FUS=[YR=2026;ORIG=110,10] E22 S20 W5 S15 W12 N8 W5 N3 W4 N4 E4 N20 $
STR=[YR=2026;ORIG=106,34] E4 S3 S9 W4 N12 $
.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 2,000

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 06/23/2025 BY KW Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/09/2026 BY SYS