LOT 524
NORTH HAMPTON PHASE 3 PB 7/16

**BRUBAKER THOMAS S & ELIZABETH**
862440 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

**2026**

**12-2N-27-1460-0524-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

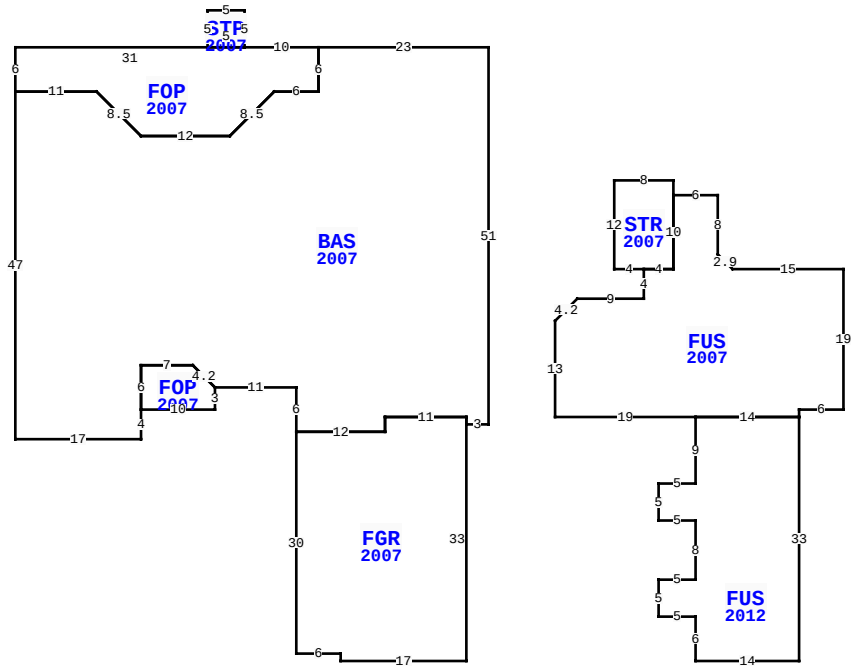
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 80 |
| Exterior Wall | 21 | STONE 20 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1.5 | 1.5 100 |
| 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 | 2,815 | 100 | 2007 | 2,815 | 361,039 |
| FGR | 729 | 55 | 2007 | 401 | 51,430 |
| FOP | 56 | 30 | 2007 | 17 | 2,180 |
| FOP | 354 | 30 | 2007 | 106 | 13,595 |
| FUS | 784 | 100 | 2007 | 784 | 100,552 |
| FUS | 512 | 100 | 2012 | 512 | 65,667 |
| STP | 25 | 10 | 2007 | 2 | 257 |
| STR | 96 | 10 | 2007 | 10 | 1,282 |
| TOTALS | 5,371 | | | 4,647 | 596,003 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 4,647 | 101.3940 | 140.94 | 654,948 | 2007 | 2007 | 0 | 0 | 0 | 9.00 | 91.00 |

1 SNGL FAM 100% - 2022 Heated Area: 4111 HX Base Yr




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

862440 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 596,003 |
| TOTAL MARKET OB/XF VALUE | | 1,640 |
| TOTAL LAND VALUE - MARKET | | 127,500 |
| TOTAL MARKET VALUE | | 725,143 |
| SOH/AGL Deduction | | 710,241 |
| ASSESSED VALUE | | 14,902 |
| TOTAL EXEMPTION VALUE | 13 | 14,902 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 725,143 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 740,382 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E18138 | ELEC OTHER | 2,000 | 10/01/2006 |
| M12166 | MECH OTHER | 0 | 10/01/2006 |
| C18289 | CO ISSUED | 0 | 08/01/2006 |
| B18289 | NEW CONSTR | 349,000 | 08/01/2006 |
| P11475 | OTHER | 0 | 08/01/2006 |
| R09572 | REPAIR/RRF | 5,000 | 08/01/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2513/0969 | 10/28/2021 | WD | Q | I | 01 | 785,000 |
| GRANTOR: CAROLINO CYRUS & ALIS | | | | | | |
| GRANTEE: BRUBAKER THOMAS S & | | | | | | |
| 1542/1410 | 12/27/2007 | WD | Q | I | | 550,000 |
| GRANTOR: WATSON CUSTOM HOMES I | | | | | | |
| GRANTEE: CAROLINO CYRUS & AL | | | | | | |

## BUILDING NOTES

## 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 | 0600 | SUMMER KIT | 0 | 100 | 0 | 0 | 1.00 | UT | 5,000.00 | 5,000.00 | 100 | 2007 | 2007 | 3 | 24 | 1,200 | |
| 2 | 1126 | CB/STC 8" | 0 | 100 | 0 | 0 | 64.00 | SF | 8.00 | 8.00 | 100 | 2007 | 2007 | 3 | 86 | 440 | |

## BUILDING DIMENSIONS

BAS=[YR=2007;ORIG=0,0] W23 S6 W6 D6L6 W12 U6L6 W11 S47 E17 N4 N6 E7 D3R3 E11 S6 E12 N2 E11 S1 E3 N51 $
FUS=[YR=2007;ORIG=9,50] N13 U3R3 E9 N4 E4 N10 E6 S8 D2R2 E15 S19 W6 S1 W14 W19 $
FGR=[YR=2007;ORIG=-26,52] S30 E6 S1 E17 N33 W11 S2 W12 $
FUS=[YR=2012;ORIG=42,50] S33 W14 N6 W5 N5 E5 N8 W5 N5 E5 N9 E14 $
FOP=[YR=2007;ORIG=-23,0] W10 W31 S6 E11 D6R6 E12 U6R6 E6 N6 $
STR=[YR=2007;ORIG=21,30] W4 N12 E8 S2 S10 W4 $
FOP=[YR=2007;ORIG=-47,49] E10 N3 U3L3 W7 S6 $
STP=[YR=2007;ORIG=-33,0] N5 W5 S5 E5 $
PTR=[ORIG=0,0] E20 W20 $

## LAND DESCRIPTION

TOTAL OB/XF 1,640

| 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 | 000134 | C | RES POND | 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