LOT 385
NORTH HAMPTON PHASE 3 PB 7/16

AVENT ARTHUR W & PAMELA
96323 SPRINGWOOD LN
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0385-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4043.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

85055 NAPEAGUE DR, 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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	127,500
TOTAL MARKET VALUE	127,500
SOH/AGL Deduction	12,000
ASSESSED VALUE	115,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	115,500
TOTAL JUST VALUE	127,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	105,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006131	NEW CONSTR	514,894	04/20/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2514/0993	11/15/2021	WD	Q	V	01	135,000
GRANTOR: AMCO ENTERPRISES INC						
GRANTEE: AVENT ARTHUR W & PA						
2204/1445	6/12/2018	QC	U	V	11	100
GRANTOR: HAM MICHAEL & KAROLIN						
GRANTEE: AMCO ENTERPRISES IN						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000141	C	SFR GOLF B	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							

REVIEW DATE 06/13/2017 BY SB Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/02/2023 BY SYS