

LOT 8
ESMT PT OR 1521/1562
HAMPTON LAKES #1 PB 7/252

PHELPS STEVEN & DEARLYN/PYELPS DEARLYN
85222 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0720-0008-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 60
Interior Floor	11 CLAY TILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	04
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NEIGHBORHOOD/LOC	4077.00
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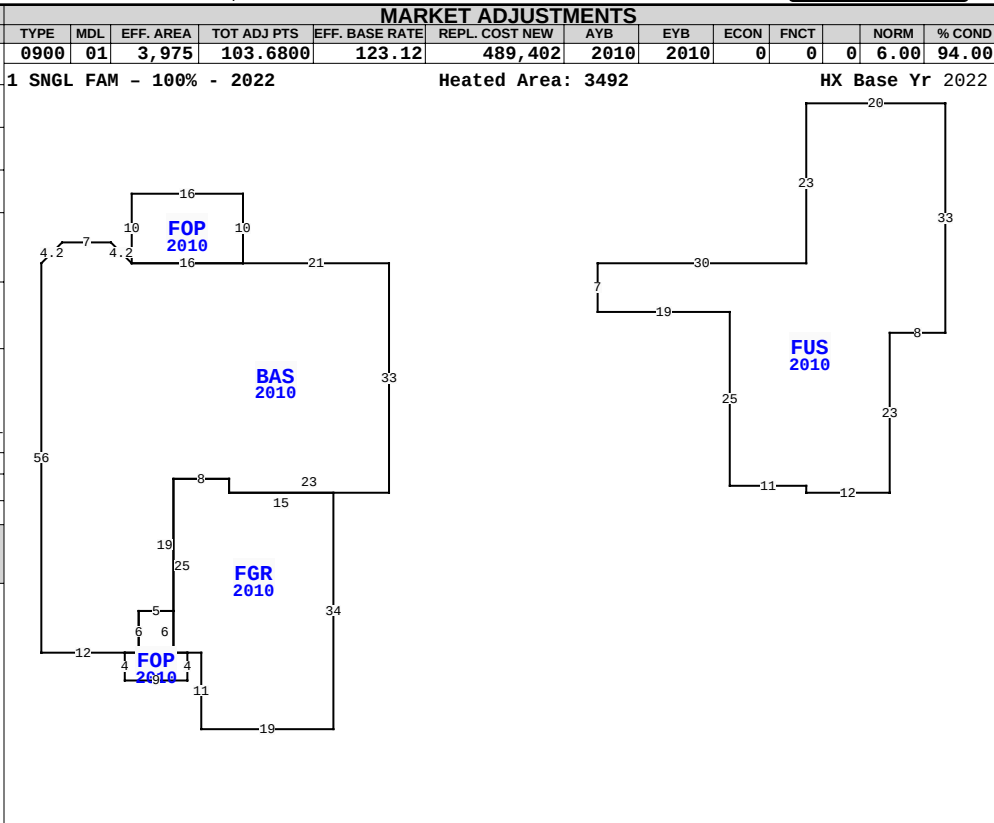
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,071	100	2,071	239,683
FGR	754	55	415	48,029
FOP	66	30	20	2,314
FOP	160	30	48	5,555
FUS	1,421	100	1,421	164,457

TOTALS	4,472	3,975	460,038
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0 100	0	0	2,152.00	SF	4.00	4.00
2	0476	VF 6 SBPL	0 100	0	0	8.00	LF	32.00	32.00
3	0812	CONCRETE C	0 100	0	0	1,010.00	SF	4.00	4.00
4	0462	ST/AL FNC	0 100	0	0	1,452.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000136	C	SFR INT	100	0003		0.00	0.00	1.00

REVIEW DATE	05/14/2021	BY	NWX
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BLD DATE	01/20/2015	KK	LGL DATE	
XF DATE			LAND DATE	06/13/2023
INC DATE			AG DATE	MLU

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2010	2010	3	92	7,919	
100	2010	2010	3	81	207	
100	2014	2014	3	95	3,838	
100	2014	2014	3	78	11,326	

TOTAL OB/XF									
23,290									

Total Acres:	0.00	Total Land Value:	75,000	Market:	0	Agricultural:	0	Common:	75,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			460,038
TOTAL MARKET OB/XF VALUE			23,290
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			558,328
SOH/AGL Deduction			100,002
ASSESSED VALUE			458,326
TOTAL EXEMPTION VALUE	HX HB VX		55,000
BASE TAXABLE VALUE			403,326
TOTAL JUST VALUE			558,328
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			444,977

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23549	CO ISSUED	0	08/01/2010
B23549	NEW CONSTR	372,856	05/01/2010
M15349	H/AC	0	05/01/2010
P14270	OTHER	0	05/01/2010

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2344/0459	3/04/2020	WD Q	I	I	01
GRANTOR: GORDON JONATHAN D & A					SALE PRICE
GRANTEE: PHELPS STEVEN & DEA					
1883/1114	9/30/2013	WD Q	I	I	01
GRANTOR: GRANT DACUS T JR & EM					415,000
GRANTEE: GORDON JONATHAN D &					345,000

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2010] W21 FOP=[YR=2010] N10 W16 S10 E16 \$ W16 U3 L3 W7 D3 L3 S56 E12 FOP=[YR=2010] S4 E9 N4 FGR=[YR=2010] E2 S11 E19 N34 W15 N2 W8 S25 E2 \$ W2 N6 W5 S6 W2 \$ E2 N6 E5 N19 E8 S2 E23 N33 \$ PTR= E30 FUS=[YR=2010] E30 N23 E20 S33 W8 S23 W12 N1 W11 N25 W19 N7 \$ W30 \$.									