

LOT 9
ESMT PT OR 1521/1562
HAMPTON LAKES #1 PB 7/252

PORTER BRADLEY T & LAURA L/
85220 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0720-0009-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 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

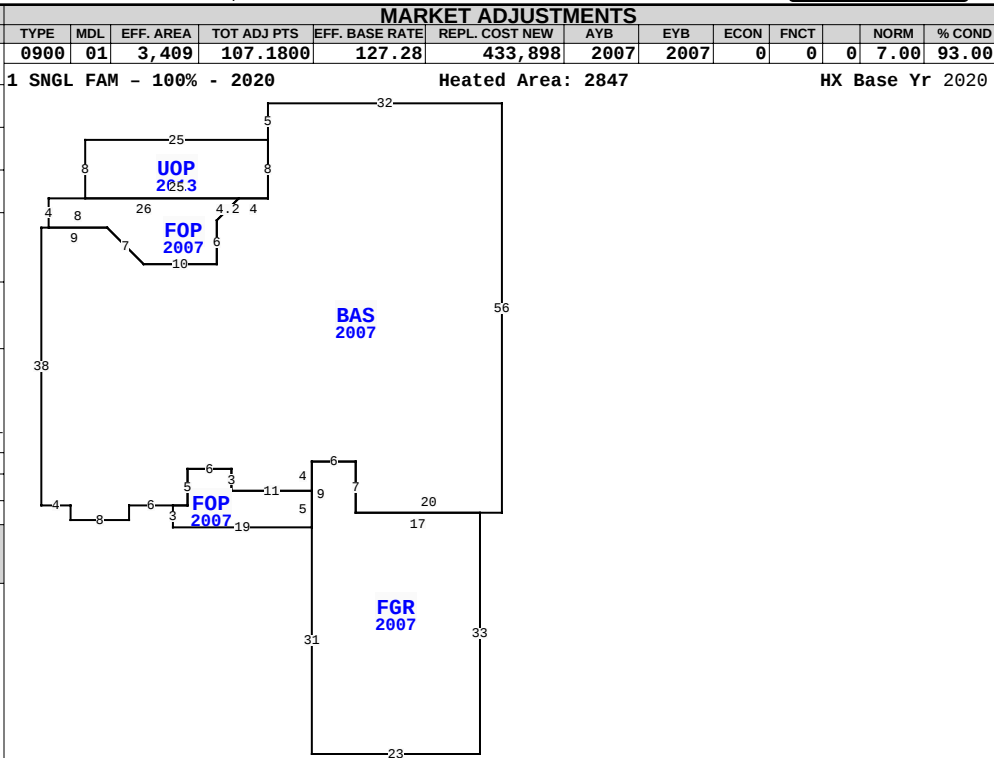
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4077.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,847	100	2,847	337,000
FGR	801	55	441	52,201
FOP	109	30	33	3,906
FOP	159	30	48	5,681
UOP	200	20	40	4,735

TOTALS	4,116		3,409	403,525
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2007
2	0812	CONCRETE C	0 100	0	0	1,583.00	SF	4.00	4.00	100	2007
3	0861	POOL GUNIT	0 100	0	0	390.00	SF	85.00	85.00	100	2013
4	0910	SCRN RM L	0 100	0	0	748.00	SF	15.00	15.00	100	2013
5	0855	CONC PAVER	0 100	0	0	358.00	SF	10.00	10.00	100	2013

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



BLD DATE	10/12/2007	RK	LGL DATE	
XF DATE	10/12/2007	RK	LAND DATE	06/13/2023
INC DATE			AG DATE	MLU

TOTAL OB/XF											
44,412											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		403,525	
TOTAL MARKET OB/XF VALUE		44,412	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		522,937	
SOH/AGL Deduction		169,183	
ASSESSED VALUE		353,754	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		303,754	
TOTAL JUST VALUE		522,937	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		417,468	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327626	ADDITION	17,876	08/01/2013
B1327374	SWIM POOL	34,000	06/01/2013
M12829	MECH OTHER	0	04/01/2007
C19609	NEW CONSTR	255,090	03/01/2007
E18971	ELEC OTHER	2,000	03/01/2007
R10166	REPAIR/RRF	6,950	03/01/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2650/1220	6/28/2023	LE U	I	I	11
GRANTOR: PORTER BRADLEY T & LA					
GRANTEE: PORTER JEFFERSON PA					
2636/1704	5/04/2023	WD Q	I	I	01
GRANTOR: LANGENBERG KAREN KAYE					
GRANTEE: PORTER BRADLEY T &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2007] W32 S5UOP=[YR=2013] W25 S8 E25 N8 \$ S8 W4											
FOP=[YR=2007] W26 S4 E8 D5 R5 E10 N6 U3 R3 \$ D3 L3 S6											
W10 U5 L5 W9 S38 E4 S2 E8 N2 E6 FOP=[YR=2007] S3 E19											
FGR=[YR=2007] S31 E23 N33 W17 N7 W6 S9 \$ N5 W11 N3 W6 S5W2 \$											
E2 N5 E6 S3 E11 N4 E6 S7 E20 N56 \$.											