

LOT 54  
 ESMT PT OR 1521/1562  
 HAMPTON LAKES #1 PB 7/252

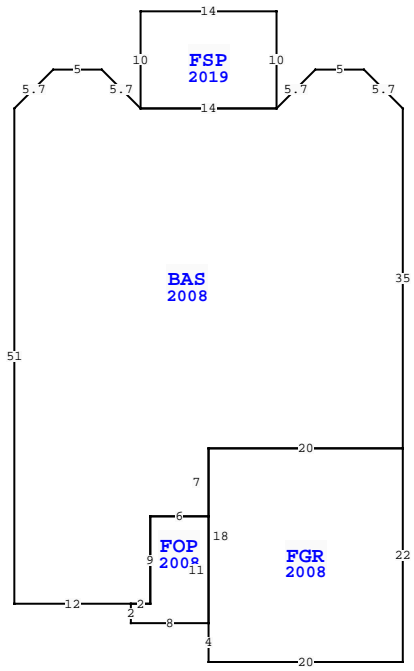
TAYLOR HELEN TISHAUN  
 85169 CHAMPLAIN DRIVE  
 FERNANDINA BEACH, FL 32034

**2023**

13-2N-27-0720-0054-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	60
Interior Floo	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	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
BAS	1,738	100	1,738
FGR	440	55	242
FOP	70	30	21
FSP	140	40	56
TOTALS	2,388		2,057
			258,696

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,057	113.8760	135.23	278,168	2008	2008	0	0	7.00	93.00
1 SNGL FAM - 100% - 2021 Heated Area: 1738 HX Base Yr 2021											



NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE		258,696			
TOTAL MARKET OB/XF VALUE		7,137			
TOTAL LAND VALUE - MARKET		75,000			
TOTAL MARKET VALUE		340,833			
SOH/AGL Deduction		104,809			
ASSESSED VALUE		236,024			
TOTAL EXEMPTION VALUE		50,000		HX HB	
BASE TAXABLE VALUE		186,024			
TOTAL JUST VALUE		340,833			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		275,415			
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
C21256	CO ISSUED	0	04/01/2008		
P13144	OTHER	0	04/01/2008		
E20690	ELEC OTHER	2,000	04/01/2008		
M13747	MECH OTHER	0	04/01/2008		
R11159	REPAIR/RRF	4,544	04/01/2008		
B21256	NEW CONSTR	156,618	04/01/2008		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2363/0938	4/15/2020	WD Q	Q	I	01	270,000
GRANTOR: NEWKIRK JOSEPH W & CO						
GRANTEE: TAYLOR HELEN TISHAU						
1958/1561	1/21/2015	WD Q	Q	I	01	210,000
GRANTOR: COMAI KRISTA						
GRANTEE: NEWKIRK JOSEPH W &						

EXTRA FEATURES																
L N	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	0811	CONCRETE B	0	100	0	602.00	SF	5.20	5.20	100	2008	2008	3	90	2,817	
2	0462	ST/AL FNC	0	100	0	720.00	SF	10.00	10.00	100	2009	2009	3	60	4,320	
TOTALS																
TOTAL OB/XF 7,137																

BUILDING NOTES														
BAS=[YR=2008] U4 L4 W5 D4 L4 FSP=[YR=2019] N10 W14 S10 E14 \$ W14 U4 L4 W5 D4 L4 S51 E12 FOP=[YR=2008] S2 E8 FGR=[YR=2008] S4 E20 N22 W20 S18 \$ N11 W6 S9 W2 \$ E2 N9 E6 N7 E20 N35 \$ .														

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000136	C	SFR INT	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							