LOT 89
HAMPTON LAKES #1 PB 7/252

OLDHAM LISA JO & KENT D
8230 PINELEIGH CT
MASON, OH 45040

2023

13-2N-27-0720-0089-0000

BUILDING CHARACTERISTICS

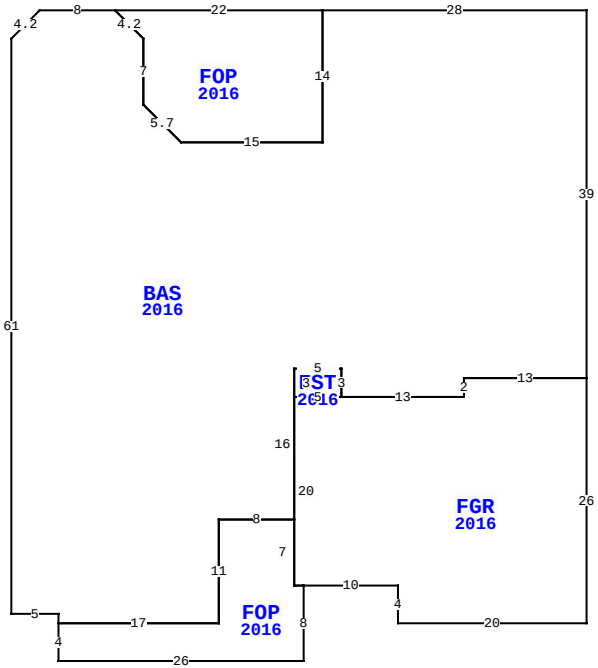
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	2,820	100	2,820	339,426
FGR	726	55	399	48,026
FOP	196	30	59	7,102
FOP	263	30	79	9,509
FST	15	55	8	963
TOTALS	4,020		3,365	405,024

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,365	103.9600	123.45	415,409	2016	2016	0	0	0	2.50	97.50

1 SNGL FAM – 0% - 0 Heated Area: 2820 HX Base Yr



BLD DATE	08/09/2016 KK	LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

85082 CALUMET DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	405,024
TOTAL MARKET OB/XF VALUE	21,856
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	501,880
SOH/AGL Deduction	96,256
ASSESSED VALUE	405,624
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	405,624
TOTAL JUST VALUE	501,880
NCON VALUE	8,520
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	397,550

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632728	ADDITION	11,517	07/01/2016
B1631964	NEW CONSTR	361,156	03/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2413/0762	12/01/2020	WD	Q	I	01	459,000
GRANTOR: VALLE MICHELLE M &						
GRANTEE: OLDHAM LISA JO & KE						
2066/0815	8/19/2016	SW	Q	I	01	365,100
GRANTOR: AVATAR PROPERTIES INC						
GRANTEE: VALLE MICHELLE M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W28 FOP=[YR=2016] W22 D3 R3 S7 D4 R4 E15 N14$ S14 W15 U4 L4 N7 U3 L3 W8 D3 L3 S61 E5 S1 FOP=[YR=2016] S4 E26 N8 FGR=[YR=2016] E10 S4 E20 N26 W13 S2 W13 FST=[YR=2016] N3 W5 S3 E5$ W5 S20 E1$ W1 N7 W8 S11 W17$ E17 N11 E8 N16 E5 S3 E13 N2 E13 N39$.

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	0855	CONC PAVER	0	0	0	0	876.00	SF	10.00	10.00	100	2016	2016	3	97	8,497	
2	0855	CONC PAVER	0	0	10	4	40.00	SF	10.00	10.00	100	2016	2016	3	97	388	
3	0855	CONC PAVER	0	0	22	10	220.00	SF	10.00	10.00	100	2016	2016	3	97	2,134	
4	0910	SCRN RM L	0	0	22	9	198.00	SF	15.00	15.00	100	2016	2016	3	78	2,317	
5	0462	ST/AL FNC	0	0	0	0	792.00	SF	10.00	10.00	100	2022	2022	3	100	7,920	
6	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 21,856

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	000135	C	SFR CNSVTN	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS