

LOT 90
IN OR 2150/1302
HAMPTON LAKES #1 PB 7/252

JAUSEL THOMAS P & SYLVIE N
85066 CALUMET DR
FERNADNINA BEACH, FL 32034

2023

13-2N-27-0720-0090-0000



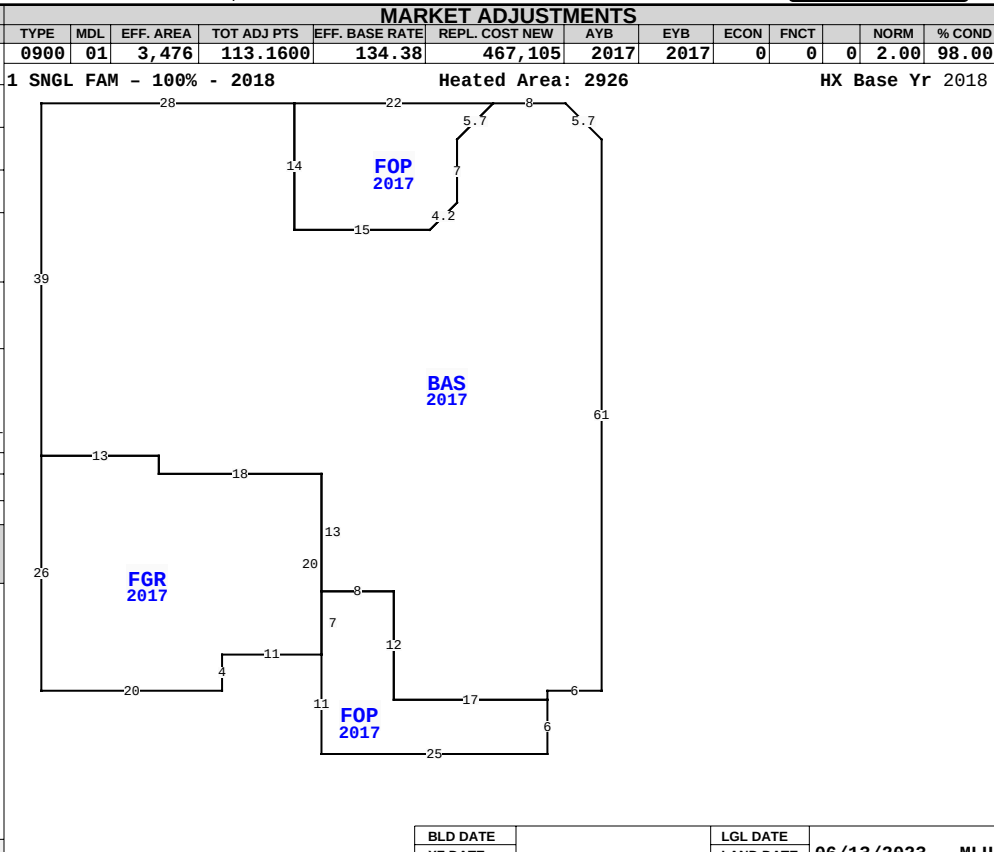
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,926	100	2,926	385,332
FGR	726	55	399	52,546
FOP	246	30	74	9,745
FOP	256	30	77	10,140
TOTALS	4,154		3,476	457,763

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	1,036.00	SF	10.00	10.00	100	2017
2	0462	ST/AL FNC	0 100	0	0	1,128.00	SF	10.00	10.00	100	2022
3	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2022

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	000135	C	SFR CNSVTN	100			0.00	0.00	1.00	LT	1.00



TOTAL OB/XF											
21,929											

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21,929											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		457,763	
TOTAL MARKET OB/XF VALUE		21,929	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		554,692	
SOH/AGL Deduction		175,726	
ASSESSED VALUE		378,966	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		328,966	
TOTAL JUST VALUE		554,692	
NCON VALUE		11,880	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		438,018	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17008637	CO ISSUED	0	09/29/2017
17003213	NEW CONSTR	507,104	04/12/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2150/1302	9/29/2017	SW	Q	I	02
SALE PRICE 412,000					
GRANTOR: AVATAR PROPERTIES INC					
GRANTEE: JAUSEL THOMAS PAUL					
1974/0280	4/13/2015	SW	U	V	37
SALE PRICE 3,829,500					
GRANTOR: AW VENTURE I LLC					
GRANTEE: AVATAR PROPERTIES I					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2017] U4 L4 W8 FOP=[YR=2017] W22 S14 E15 U3 R3 N7 U4 R4 \$ D4 L4 S7 D3 L3 W15 N14 W28 S39 FGR=[YR=2017] S26 E20 N4 E11 FOP=[YR=2017] S11 E25 N6 W17 N12 W8 S7\$ N20 W18 N2 W13\$ E13 S2 E18 S13 E8 S12 E17 N1 E6 N61\$.											