

LOT 150
IN OR 1622/431
HAMPTON LAKES #1 PB 7/252

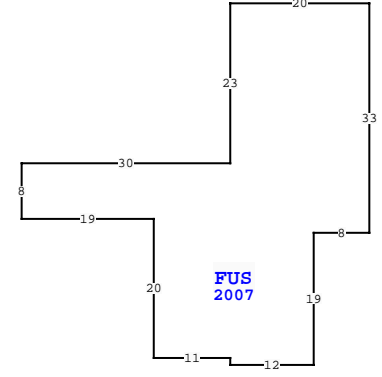
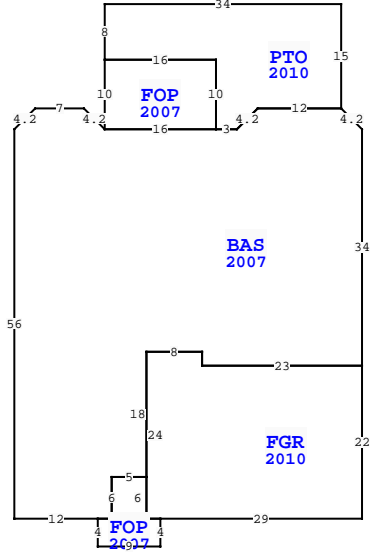
MOLYNEUX MIKE & SHIRLEY
85088 MAJESTIC WALK CIRCLE
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0720-0150-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
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
NEIGHBORHOOD/LOC	4077.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,147	100	2,147
FGR	698	55	384
FOP	66	30	20
FOP	160	30	48
FUS	1,348	100	1,348
PTO	412	5	21
TOTALS	4,831		3,968
			459,472

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	3,968	104.8500	124.51	494,056	2007	2007	0	0	0	7.00	93.00	
1 SNGL FAM - 0% - 0 Heated Area: 3495 HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			459,472
TOTAL MARKET OB/XF VALUE			15,666
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			550,138
SOH/AGL Deduction			106,180
ASSESSED VALUE			443,958
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			443,958
TOTAL JUST VALUE			550,138
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			441,784

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23363	XFOB	6,559	03/01/2010
B0618694	NEW CONSTR	0	12/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1622/0431	5/28/2009	WD Q	Q	I	01	349,900

GRANTOR: WOODSIDE AMELIA LAKES
GRANTEE: MOLYNEUX MIKE & SHI

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	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	92	3,220	
2	0855	CONC PAVER	0	0	0	841.00	SF	10.00	10.00	100	2007	2007	3	89	7,485	
3	0462	ST/AL FNC	0	0	0	330.00	SF	10.00	10.00	100	2007	2007	3	52	1,716	
4	0475	VF 4 SBPL	0	0	0	15.00	LF	14.00	14.00	100	2007	2007	3	74	155	
5	0910	SCRN RM L	0	0	0	412.00	SF	15.00	15.00	100	2010	2010	3	50	3,090	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2007] U3 L3 PTO=[YR=2010] N15 W34 S8 E16 S10 E3 U3 R3 E12\$ W12 D3 L3 W3 FOP=[YR=2007] N10 W16 S10 E16 \$ W16 U3 L3 W7 D3 L3 S56 E12FOP=[YR=2007] S4 E9 N4 FGR=[YR=2010] E29N22 W23 N2 W8 S24 E2 \$ W2 N6 W5 S6 W2 \$ E2 N6 E5 N18 E8 S2 E23 N34 \$ PTR= E30 FUS=[YR=2007] E30N23 E20 S33 W8 S19 W12 N1 W11 N20 W19 N8 \$ W30 \$.													

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	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							