

LOT 13  
HAMPTON LAKES PHASE 3  
OR 2229/288

HANEY JAMES ROBERT & DEBORAH LYNN  
85685 BANBURY CT  
FERNANDINA BEACH, FL 32034

**2023**

13-2N-27-0722-0013-0000

| 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 Floo            | 11               | CLAY TILE     | 70           |
| Interior Floo            | 14               | CARPET        | 30           |
| Air Condition            | 03               | CENTRAL       | 100          |
| Heating Type             | 04               | AIR DUCTED    | 100          |
| Bedrooms                 |                  | 5             | 100          |
| Bathrooms                |                  | 3.5           | 100          |
| Frame                    | 02               | WOOD FRAME    | 100          |
| Stories                  | 2.               | 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         | 4085.0100        |               |              |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE   | TOT ADJ AREA |
| BAS                      | 2,685            | 100           | 2,685        |
| FGR                      | 624              | 55            | 343          |
| FOP                      | 238              | 30            | 71           |
| FSP                      | 209              | 40            | 84           |
| FUS                      | 633              | 100           | 633          |
| STR                      | 44               | 10            | 4            |
| TOTALS                   | 4,433            |               | 3,820        |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |      |        |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0900               | 01  | 3,820     | 107.1900    | 127.29         | 486,248        | 2021 | 2021 | 0    | 0    | 0.00 | 100.00 |

1 SNGL FAM - 100% - 2022 Heated Area: 3318 HX Base Yr 2022

| NASSAU COUNTY PROPERTY    |       | PAGE 1 of 1 | 4        |
|---------------------------|-------|-------------|----------|
| VALUATION SUMMARY         |       |             |          |
| VALUATION BY              |       |             | STANDARD |
| Tax Group: 4              |       | Tax Dist:   |          |
| BUILDING MARKET VALUE     |       |             | 486,248  |
| TOTAL MARKET OB/XF VALUE  |       |             | 10,490   |
| TOTAL LAND VALUE - MARKET |       |             | 75,000   |
| TOTAL MARKET VALUE        |       |             | 571,738  |
| SOH/AGL Deduction         |       |             | 111,447  |
| ASSESSED VALUE            |       |             | 460,291  |
| TOTAL EXEMPTION VALUE     | HX HB |             | 50,000   |
| BASE TAXABLE VALUE        |       |             | 410,291  |
| TOTAL JUST VALUE          |       |             | 571,738  |
| NCON VALUE                |       |             | 0        |
| INCOME VALUE              |       |             |          |
| PREVIOUS YEAR MKT VALUE   |       |             | 457,717  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 21016391   | CO ISSUED   | 0       | 11/24/2021 |
| 21001929   | NEW CONSTR  | 449,701 | 03/12/2021 |

| SALES DATA        |            |           |       |       |        |            |
|-------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE       | TYPE INST | Q / I | V / I | RSN CD | SALE PRICE |
| 2519/0875         | 11/24/2021 | SW Q      | Q     | I     | 02     | 478,500    |

GRANTOR: AVH NORTH FLORIDA LLC  
GRANTEE: HANEY JAMES ROBERT  
2246/1096 12/31/2018 SW U V 37 5,700,000  
GRANTOR: AW VENTURE I LLC ET A  
GRANTEE: AVH NORTH FLORIDA L

| 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              | 0855       | CONC PAVR   | 0       | 100 | 0 | 1,049.00 | SF | 10.00 | 10.00          | 100       | 2021    | 2021        | 3 | 100    | 10,490          |       |

|          |  |           |            |
|----------|--|-----------|------------|
| BLD DATE |  | LGL DATE  |            |
| XF DATE  |  | LAND DATE | 06/13/2023 |
| INC DATE |  | AG DATE   | MLU        |

| BUILDING NOTES |  |
|----------------|--|
|                |  |

| BUILDING DIMENSIONS   |  |
|---|--|
| BAS=[YR=2021] W14 FSP=[YR=2021] W19 S11 E19 N11\$ S11 W19 N11 W17 S48 FGR=[YR=2021] S24 E18 N2 E10 FOP=[YR=2021] S10 E22 N8 W15 N10 W6 S8 W1\$ E1 N20 W25 N2 W4\$ E4 S2 E25 S12 E6 S10 E15 N72\$ PTR= E10 FUS=[YR=2021] S34 E23 N13 W5 N6 STR=[YR=2021] N11 W4 S11 E4\$ W4 N11 E4 N4 W18\$ W10\$. |  |

| LAND DESCRIPTION |          | TOTAL OB/XF |                      |     |     |          |       |       |             |           |     |          |        |         |            |                | 10,490     |                             |      |         |      |     |    |        |
|------------------|----------|-------------|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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                | 000134   | C           | SFR POND             | 100 |     |          | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 75,000.00  | 75,000.00      | 75,000     |                             |      |         |      |     |    |        |