

LOT 18
HAMPTON LAKES PHASE 3
OR 2229/288

HACK THOMAS P & CHERYL M
265 CARIBOU LANE
STEAMBOAT SPRINGS, CO 80487

2023

13-2N-27-0722-0018-0000



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	13	LVT/LAMMT 70
Interior Floo	14	CARPET 30
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	4085.0100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100	2,400	303,792
FGR	703	55	387	48,986
FOP	20	30	6	759
FOP	198	30	59	7,468
TOTALS	3,321		2,852	361,006

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,852	106.5960	126.58	361,006	2021	2021	0	0	0.00	100.00
1 SNGL FAM - 0% - 0 Heated Area: 2400 HX Base Yr											
85636 BANBURY CT, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
06/13/2023 MLU											

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 PAVER	0	0	0	0	1,180.00	SF	10.00	10.00	100	2021	2021	3	100	11,800	
2	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00	300.00	100	2021	2021	3	99	891	
3	0462	ST/AL FNC	0	0	0	0	720.00	SF	10.00	10.00	100	2021	2021	3	98	7,056	

LAND DESCRIPTION										TOTAL OB/XF							19,747		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA		
1	000134	C	SFR POND	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00			
REVIEW DATE		12/29/2021		BY	NW	Total Acres: 0.00			Total Land Value: 75,000			Market: 0			Agricultural: 0				

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4 Tax Dist:			
BUILDING MARKET VALUE		361,006			
TOTAL MARKET OB/XF VALUE		19,747			
TOTAL LAND VALUE - MARKET		75,000			
TOTAL MARKET VALUE		455,753			
SOH/AGL Deduction		57,200			
ASSESSED VALUE		398,553			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		398,553			
TOTAL JUST VALUE		455,753			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		362,321			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015837	CO ISSUED	0	11/16/2021
21002116	NEW CONSTR	334,559	02/23/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2515/1548	11/19/2021	SW	Q	I	02	495,200
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: HACK THOMAS P & CHE						
2246/1096	12/31/2018	SW	U	V	37	5,700,000
GRANTOR: AW VENTURE I LLC ET A						
GRANTEE: AVH NORTH FLORIDA L						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2021] W18 FOP=[YR=2021] W22 S9 E22 N9\$ S9 W22 S75 E14 N10 FOP=[YR=2021] E5 FGR=[YR=2021] E21 N1 E10 N22 W30 L1 D1 S22\$ N4 W5 S4\$ N4 E5 N18 U1 R1 E20 N51\$.									