

LOT 26
HAMPTON LAKES PHASE 3
OR 2229/288

SNYDER PAUL G/MEROLLIS PAULA J
85304 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

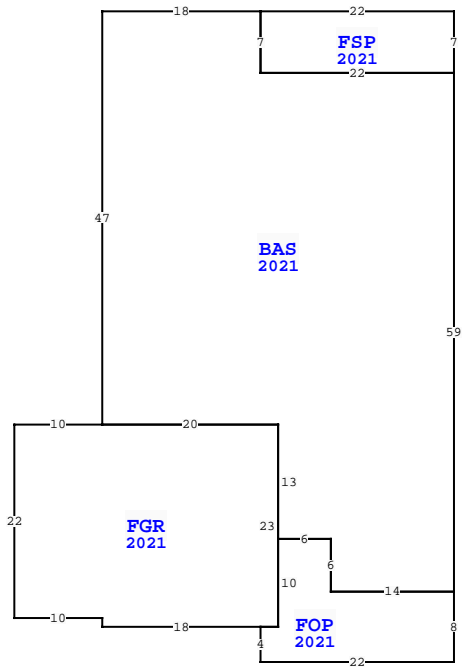
2023

13-2N-27-0722-0026-0000



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	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	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
BAS	2,070	100	2,070
FGR	680	55	374
FOP	204	30	61
FSP	154	40	62
TOTALS	3,108		2,567
			345,595

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,567	113.3760	134.63	345,595	2021	2021	0	0	0.00	100.00
1 SNGL FAM - 0% - 0 Heated Area: 2070 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			345,595
TOTAL MARKET OB/XF VALUE			11,110
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			431,705
SOH/AGL Deduction			50,949
ASSESSED VALUE			380,756
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			380,756
TOTAL JUST VALUE			431,705
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			346,142

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20013172	NEW CONSTR	296,586	01/05/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2482/0530	7/26/2021	SW Q		I	01	387,300
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: SNYDER PAUL G & PAU						
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	0	0	0		10.00	100	2021	2021	3	100	11,110	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
FSP=[YR=2021] W22 BAS=[YR=2021] W18 S47 FGR=[YR=2021] W10 S22 E10 S1 E18 FOP=[YR=2021] S4 E22 N8 W14 N6 W6 S10 W2\$ E2 N23 W20\$ E20 S13 E6 S6 E14 N59 W22 N7\$ S7 E22 N7\$.	

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	000134	C	SFR POND	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							