

LOT 49
HAMPTON LAKES PHASE 3
OR 2229/288

THOMPSON AMANDA A & BRADLEY J
85241 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2023

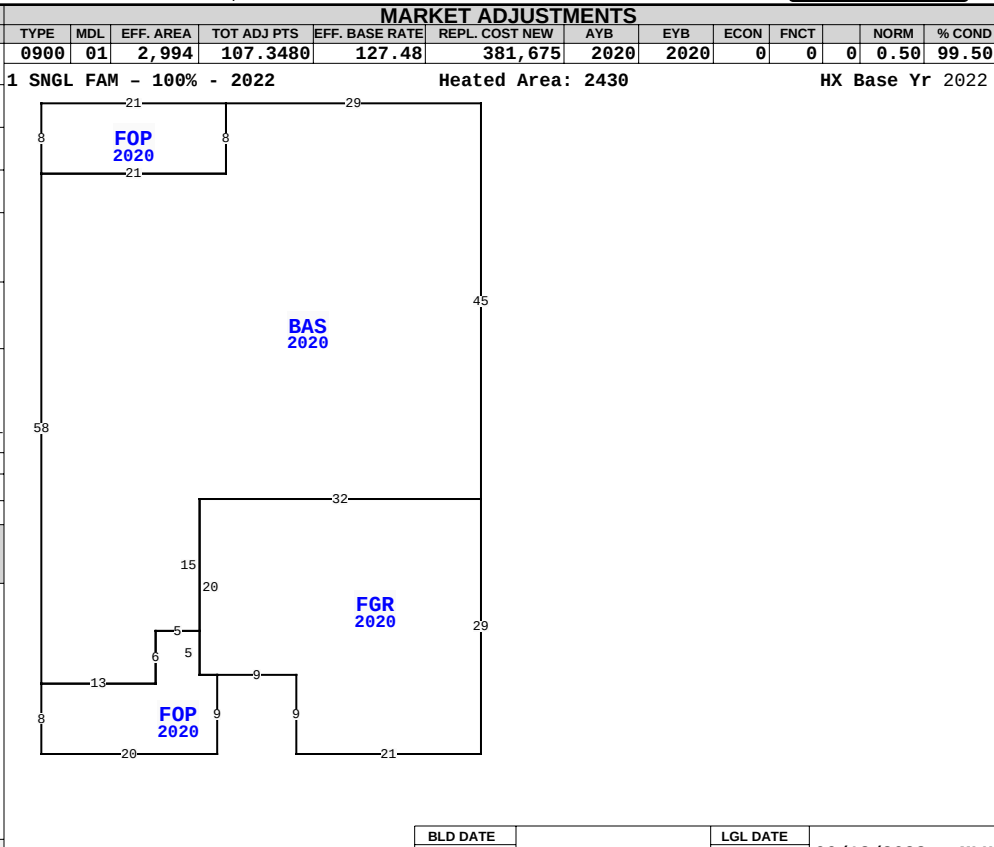
13-2N-27-0722-0049-0000



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 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2,430	100	2,430	308,227
FGR	829	55	456	57,840
FOP	168	30	50	6,342
FOP	192	30	58	7,357
TOTALS	3,619		2,994	379,767



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	100	0	0	1,654.00	SF	10.00	100	2020	2020	3	99	16,375	

LAND DESCRIPTION										TOTAL OB/XF 16,375									
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
1	000135		C	SFR CNSVTN	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000	

NASSAU COUNTY PROPERTY										PAGE 1 of 1 4									
VALUATION SUMMARY										STANDARD									
VALUATION BY										Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE										379,767									
TOTAL MARKET OB/XF VALUE										16,375									
TOTAL LAND VALUE - MARKET										75,000									
TOTAL MARKET VALUE										471,142									
SOH/AGL Deduction										81,987									
ASSESSED VALUE										389,155									
TOTAL EXEMPTION VALUE										50,000									
BASE TAXABLE VALUE										339,155									
TOTAL JUST VALUE										471,142									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										377,820									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012338	CO ISSUED	0	12/10/2020
20004341	NEW CONSTR	346,285	07/21/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2420/0282	12/18/2020	SW	Q	I	02	427,500	
GRANTOR: AVH NORTH FLORIDA LLC							
GRANTEE: THOMPSON AMANDA A &							
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=2020] W29 FOP=[YR=2020] W21 S8 E21 N8\$ S8 W21 S58									
FOP=[YR=2020] S8 E20 N9 FGR=[YR=2020] E9 S9 E21 N29 W32 S20									
E2\$ W2 N5 W5 S6 W13\$ E13 N6 E5 N15 E32 N45\$.									