

LOT 77
HAMPTON LAKES PHASE 3
OR 2229/288

WURM DAVID U TRUST/WURM DAVID U TRUSTEE
85512 FALLEN LEAF DRIVE
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0722-0077-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	10	ABOVE AVG 10
Roof Structure	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	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4085.0100
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,124	100	2,124	260,520
FGR	796	55	438	53,723
FOP	126	30	38	4,660
FOP	336	30	101	12,388
FUS	1,546	100	1,546	189,625
STR	80	10	8	982

TOTALS	5,008		4,255	521,898
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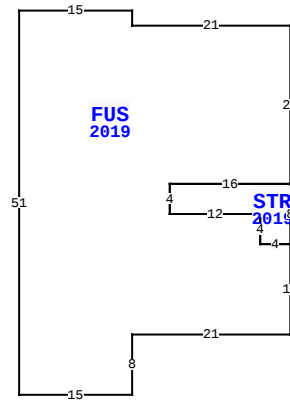
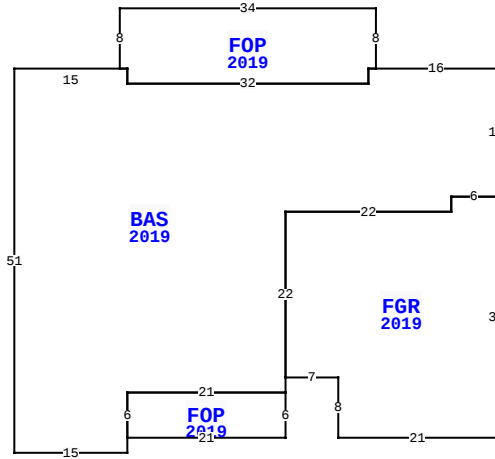
EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	1,416.00	SF	10.00	10.00	100	2019	2019	3	99	14,018	
2	0855	CONC PAVER	0 100	0	0	240.00	SF	10.00	10.00	100	2019	2019	3	99	2,376	
3	0911	SCRN RM A	0 100	0	0	1,696.00	SF	17.50	17.50	100	2021	2021	3	97	28,790	
4	0861	POOL GUNIT	0 100	0	0	439.00	SF	85.00	85.00	100	2021	2021	3	98	36,569	
5	0855	CONC PAVER	0 100	0	0	1,343.00	SF	10.00	10.00	100	2021	2021	3	100	13,430	
6	0462	ST/AL FNC	0 100	0	0	888.00	SF	10.00	10.00	100	2021	2021	3	98	8,702	

LAND DESCRIPTION		
L N	USE CODE	CLS

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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

MARKET ADJUSTMENTS														TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,255	104.8080	124.46					529,577	2019	2019	0	0	0	0	1.45	98.55								
1 SNGL FAM - 100% - 2023														Heated Area: 3670											
														HX Base Yr 2023											



NASSAU COUNTY PROPERTY														PAGE 1 of 1										4
VALUATION SUMMARY																								
VALUATION BY														STANDARD										
Tax Group: 4														Tax Dist:										
BUILDING MARKET VALUE														521,898										
TOTAL MARKET OB/XF VALUE														103,885										
TOTAL LAND VALUE - MARKET														75,000										
TOTAL MARKET VALUE														700,783										
SOH/AGL Deduction														0										
ASSESSED VALUE														700,783										
TOTAL EXEMPTION VALUE														50,000										
BASE TAXABLE VALUE														650,783										
TOTAL JUST VALUE														700,783										
NCON VALUE														0										
INCOME VALUE																								
PREVIOUS YEAR MKT VALUE														546,623										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013421	ADDITION	14,680	10/01/2021
21002000	SWIM POOL	88,370	02/19/2021
20007333	CO ISSUED	0	08/17/2020
B1903210	NEW CONSTR	550,096	04/01/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2567/0115	5/27/2022	WD	Q	I	02	890,000	
GRANTOR: NANTZ JACOB & CYNTHIA							
GRANTEE: WURM DAVID U TRUST							
2392/0439	9/11/2020	SW	Q	I	01	517,300	
GRANTOR: AVH NORTH FLORIDA LLC							
GRANTEE: NANTZ JACOB & CYNTH							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2019] W16 FOP=[YR=2019] N8 W34 S8 E1 S2 E32 N2 E1\$ W1 S2 W32 N2 W15 S51 E15 N2 FOP=[YR=2019] E21 N6 W21 S6\$ N6 E21 N2 FGR=[YR=2019] E7 S8 E21 N32 W6 S2 W22 S22\$ N22 E22 N2 E6 N17\$ PTR=E20 FUS=[YR=2019] E15 S2 E21 S21 STR=[YR=2019] S8 W4 N4 W12 N4 E16\$ W16 S4 E12 S4 E4 S12 W21 S8 W15 N51\$ W20\$.									