

LOT 88
HAMPTON LAKES PHASE 3
OR 2229/288

ZUKOWSKI DAVID A & ANDREA M S
85477 FALLEN LEAF DRIVE
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0722-0088-0000



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	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
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	3,240	100	3,240	383,681
FGR	870	55	478	56,605
FOP	60	30	18	2,132
FOP	290	30	87	10,303

TOTALS	4,460		3,823	452,720
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	1,072.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	SFR CNSVTN	100			0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	3,823	99.7200	118.42	452,720	2021	2021	0	0
1 SNGL FAM - 100% - 2023									
Heated Area: 3240									
HX Base Yr 2023									
BLD DATE XF DATE INC DATE									
LGL DATE LAND DATE AG DATE									
06/13/2023 MLU									

TOTAL OB/XF									
10,720									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					452,720				
TOTAL MARKET OB/XF VALUE					10,720				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					538,440				
SOH/AGL Deduction					0				
ASSESSED VALUE					538,440				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					488,440				
TOTAL JUST VALUE					538,440				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					431,251				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014476	ADDITION	22,592	09/22/2022
22013420	SWIM POOL	102,697	08/31/2022
22000258	CO ISSUED	0	01/05/2022
21005658	NEW CONSTR	472,647	05/04/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2528/0365	12/31/2021	SW	Q	I	01	485,100
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: ZUKOWSKI DAVID ALAN						
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] W15 S7 FOP=[YR=2021] W29 S10 E29 N10\$ S10 W29 N17 W15 S34 FGR=[YR=2021] S16 W10 S23 E10 S2 E20 N21 W9 N20 W11\$ E11 S20 E9 S19 E6 FOP=[YR=2021] S6 E10 N6 W10\$ E20 S2 E13 N75\$.									