

LOT 15
HAMPTON LAKES PHASE IV-A
OR 2343/796

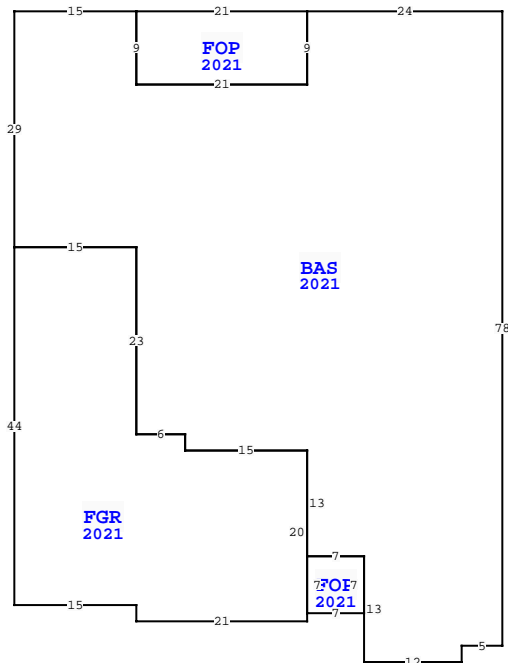
CLAYTON JEREMY D
85374 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0723-0015-0000

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 Floo	11	CLAY TILE	60
Interior Floo	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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	4077.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	3,187	100	3,187
FGR	1,113	55	612
FOP	49	30	15
FOP	189	30	57
TOTALS	4,538		3,871

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,871	106.0200	125.90	487,359	2021	2021	0	0	0.00	100.00
1 SNGL FAM - 100% - 2023										Heated Area: 3187	HX Base Yr 2023



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			487,359
TOTAL MARKET OB/XF VALUE			6,807
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			569,166
SOH/AGL Deduction			0
ASSESSED VALUE			569,166
TOTAL EXEMPTION VALUE	HX HB VX		55,000
BASE TAXABLE VALUE			514,166
TOTAL JUST VALUE			569,166
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			456,004

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001559	NEW CONSTR	456,258	03/03/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2499/1856	9/17/2021	SW Q	Q	I	01	474,900
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: CLAYTON JEREMY D						
2373/0856	7/02/2020	SW Q	Q	V	05	3,194,300
GRANTOR: AW VENTURE II LLC						
GRANTEE: RICHMOND AMERICAN H						

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	0811	CONCRETE B	0	100	0	1,309.00	SF	5.20	5.20	100	2021	2021	3	100	6,807	

85374 FALL RIVER PKWY, FERNANDINA BEACH
 BLD DATE: 06/13/2023 MLU
 XF DATE:
 INC DATE:

BUILDING NOTES

BUILDING DIMENSIONS
 BAS=[YR=2021] W24 FOP=[YR=2021] W21 S9 E21 N9\$ S9 W21 N9 W15
 S29 FGR=[YR=2021] S44 E15 S2 E21 N1 FOP=[YR=2021] E7 N7 W7
 S7\$ N20 W15 N2 W6 N23 W15\$ E15 S23 E6 S2 E15 S13 E7 S13 E12
 N2 E5 N78\$.

LAND DESCRIPTION																								
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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							