

LOT 21
HAMPTON LAKES PHASE IV-A
OR 2343/796

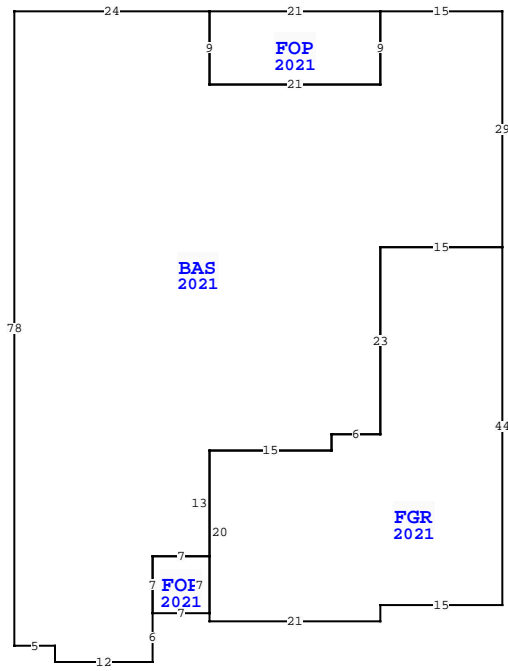
DIDION CHARLES D REV TRUST/DIDION CHARLES D TRUSTE
85422 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0723-0021-0000

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	90
Interior Floo	14	CARPET	10
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
			503,501

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	109.5300	130.07	503,501	2021	2021	0	0	0.00	100.00
1 SNGL FAM - 100% - 2022										Heated Area: 3187	HX Base Yr 2022



NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			503,501
TOTAL MARKET OB/XF VALUE			92,310
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			670,811
SOH/AGL Deduction			164,435
ASSESSED VALUE			506,376
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			456,376
TOTAL JUST VALUE			670,811
NCON VALUE			78,020
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			473,428

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015812	ADDITION	7,620	11/15/2021
21014008	SWIM POOL	76,158	10/13/2021
20011311	NEW CONSTR	451,755	11/17/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2527/1957	1/11/2022	QC	U	I	11	100
GRANTOR: DIDION CHARLES DONALD						
GRANTEE: DIDION CHARLES D RE						
2463/1144	5/19/2021	SW	Q	I	01	515,300
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: DIDION CHARLES DONA						

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 PAVER	0	100	0	0			1,429.00	SF	10.00	2021	2021	3	100	14,290	
2	0861	POOL GUNIT	0	100	0	0			486.00	SF	85.00	2022	2022	3	100	41,310	
3	0911	SCRN RM A	0	100	60	25			1,500.00	SF	17.50	2022	2022	3	100	26,250	
4	0855	CONC PAVER	0	100	0	0			1,046.00	SF	10.00	2022	2022	3	100	10,460	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2021] W15 FOP=[YR=2021] W21 S9 E21 N9\$ S9 W21 N9 W24 S78 E5 S2 E12 N6 FOP=[YR=2021] E7 FGR=[YR=2021] S1 E21 N2 E15 N44 W15 S23 W6 S2 W15 S20\$ N7 W7 S7\$ N7 E7 N13 E15 N2 E6 N23 E15 N29\$.	

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	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							