

LOT 22
HAMPTON LAKES PHASE IV-A
OR 2343/796

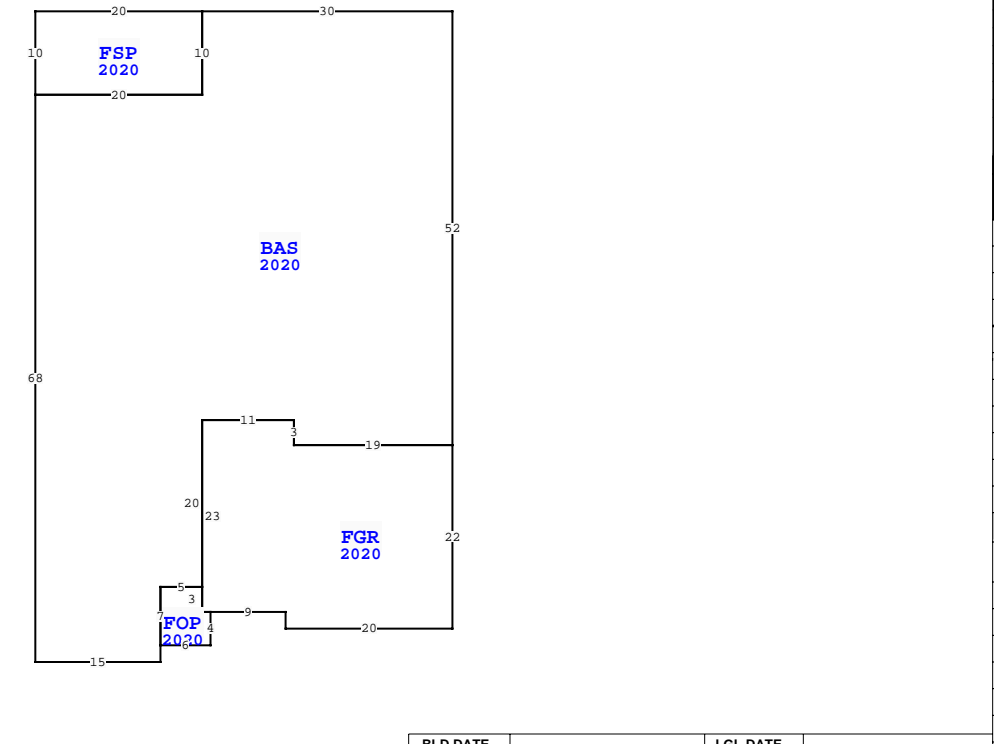
BACK LINDA J & BUMIS V
85430 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0723-0022-0000

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	11	CLAY TILE 80
Interior Floo	14	CARPET 20
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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,304	111.6880	132.63	438,210	2020	2020	0	0	0.50	99.50	



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	SUBAREA MARKET VALUE
BAS	2,842	100	2,842	375,049
FGR	673	55	370	48,828
FOP	39	30	12	1,584
FSP	200	40	80	10,557
TOTALS	3,754		3,304	436,019

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		436,019
TOTAL MARKET OB/XF VALUE		5,730
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		516,749
SOH/AGL Deduction		133,634
ASSESSED VALUE		383,115
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		328,115
TOTAL JUST VALUE		516,749
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		416,504

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008612	NEW CONSTR	387,939	09/17/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2424/1505	12/30/2020	SW Q	Q	I	01	449,800
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: BACK LINDA J & BUMI						
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	0		5.20	5.20	100	2020	2020	3	99	5,730	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2020] W30 FSP=[YR=2020] W20 S10 E20 N10\$ S10 W20 S68 E15 N2 FOP=[YR=2020] E6 N4 FGR=[YR=2020] E9 S2 E20 N22 W19 N3 W11 S23 E1\$ W1 N3 W5 S7\$ N7 E5 N20 E11 S3 E19 N52\$.	

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							