

LOT 47  
HAMPTON LAKES PHASE IV-A  
OR 2343/796

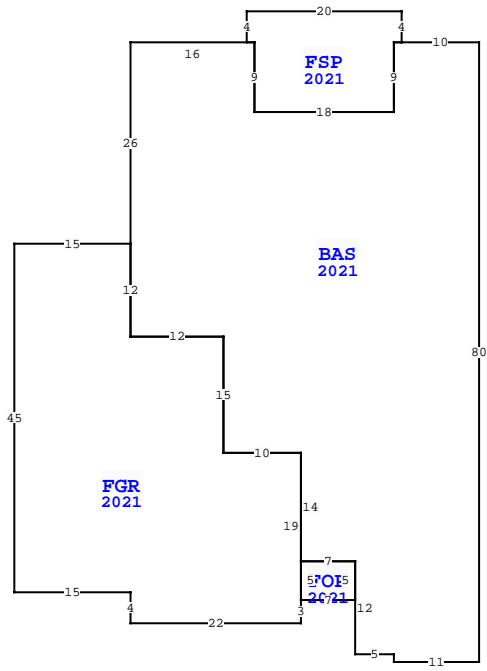
WILLEY JOSEPH RICHARD & DORIS  
85217 NORTHFIELD COURT  
FERNANDINA BEACH, FL 32034

**2023**

13-2N-27-0723-0047-0000

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	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	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	2,568	100	2,568
FGR	1,339	55	736
FOP	35	30	10
FSP	242	40	97
TOTALS	4,184		3,411
			440,087

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,411	108.6520	129.02	440,087	2021	2021	0	0	0.00	100.00
1 SNGL FAM - 100% - 2023 Heated Area: 2568 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			440,087
TOTAL MARKET OB/XF VALUE			6,708
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			521,795
SOH/AGL Deduction			140,675
ASSESSED VALUE			381,120
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			331,120
TOTAL JUST VALUE			521,795
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			419,023

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017234	ADDITION	35,476	11/21/2022
21017646	CO ISSUED	0	12/22/2021
21006920	NEW CONSTR	412,534	05/27/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2529/0843	12/22/2021	SW	Q	I	01	576,900
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: WILLEY JOSEPH RICHARD						
2464/0053	5/21/2021	SW	Q	V	05	5,279,000
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	0812	CONCRETE C	0	100	0	1,677.00	SF	4.00	4.00	100	2021	2021	3	100	6,708	

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	000100	C	SFR			PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							