

LOT 77
HAMPTON LAKES PHASE IV-B
OR 2320/460

GEER MARIANA S & JOHN L
85337 FALL RIVER PARKWAY
FERNANDIAN BEACH, FL 32034

2023

13-2N-27-0723-0077-0000



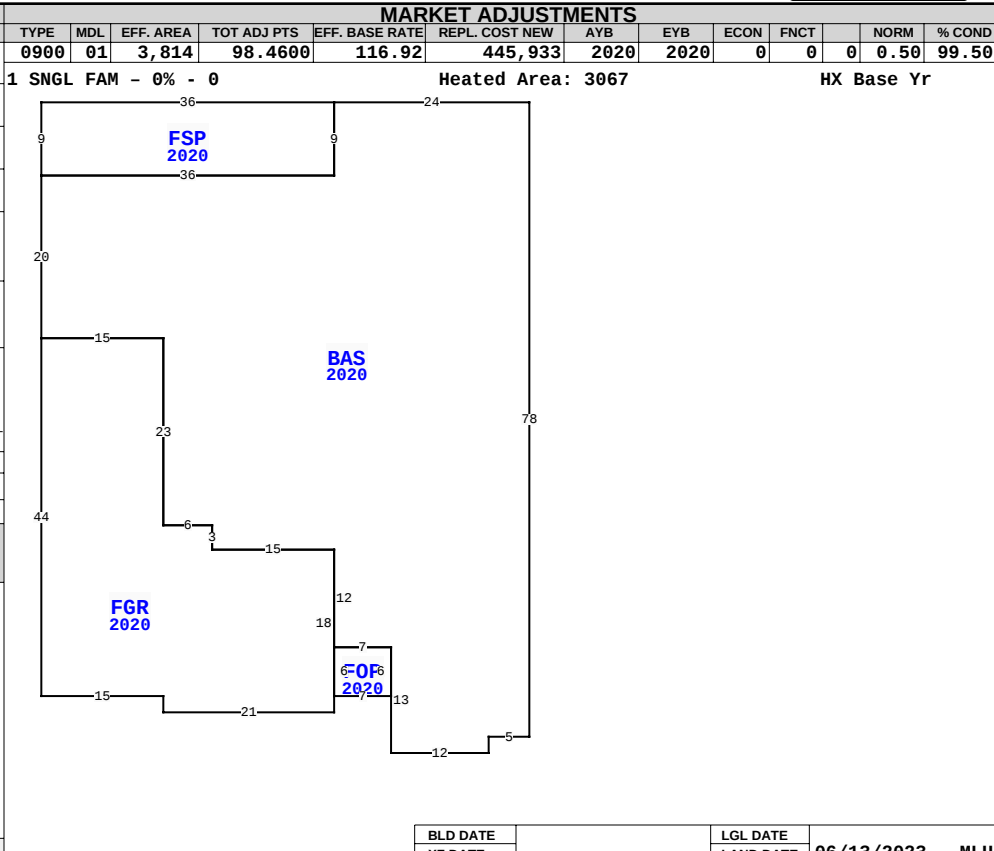
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	SUBAREA MARKET VALUE
BAS	3,067	100	3,067	356,801
FGR	1,098	55	604	70,267
FOP	42	30	13	1,512
FSP	324	40	130	15,124
TOTALS	4,531		3,814	443,703

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
1	0812	CONCRETE C	0	0	0	1,275.00	SF	4.00	4.00	100	2020	2020	3	99

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
1	000134	C	SFR POND	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00



TOTAL OB/XF														
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
1	0812	CONCRETE C	0	0	0	1,275.00	SF	4.00	4.00	100	2020	2020	3	99

TOTAL OB/XF														
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
1	0812	CONCRETE C	0	0	0	1,275.00	SF	4.00	4.00	100	2020	2020	3	99

NASSAU COUNTY PROPERTY														
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 4										Tax Dist:				
BUILDING MARKET VALUE										443,703				
TOTAL MARKET OB/XF VALUE										5,049				
TOTAL LAND VALUE - MARKET										75,000				
TOTAL MARKET VALUE										523,752				
SOH/AGL Deduction										78,006				
ASSESSED VALUE										445,746				
TOTAL EXEMPTION VALUE										0				
BASE TAXABLE VALUE										445,746				
TOTAL JUST VALUE										523,752				
NCON VALUE										0				
INCOME VALUE										0				
PREVIOUS YEAR MKT VALUE										422,679				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011430	CO ISSUED	0	11/19/2020
20004196	NEW CONSTR	438,311	07/16/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2411/0904	11/19/2020	SW	Q	I	02	478,400	
GRANTOR:RICHMOND AMERICAN HOM							
GRANTEE:GEER JOHN L & MARIA							
2373/0856	7/02/2020	SW	Q	V	05	3,194,300	
GRANTOR:AW VENTURE II LLC							
GRANTEE:RICHMOND AMERICAN H							

BUILDING NOTES														
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS														
BAS=[YR=2020] W24 FSP=[YR=2020] W36 S9 E36 N9\$ S9 W36 S20 FGR=[YR=2020] S44 E15 S2 E21 N2 FOP=[YR=2020] E7 N6 W7 S6\$ N18 W15 N3 W6 N23 W15\$ E15 S23 E6 S3 E15 S12 E7 S13 E12 N2 E5 N78\$.														