

LOT 78
HAMPTON LAKES PHASE IV-B
OR 2320/460

RICHMOND AMERICAN HOMES OF FLORIDA LP
10255 FORTUNE PKWY STE 150
JACKSONVILLE, FL 32256

2023

13-2N-27-0723-0078-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 60
Interior Floor	14	CARPET 40
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

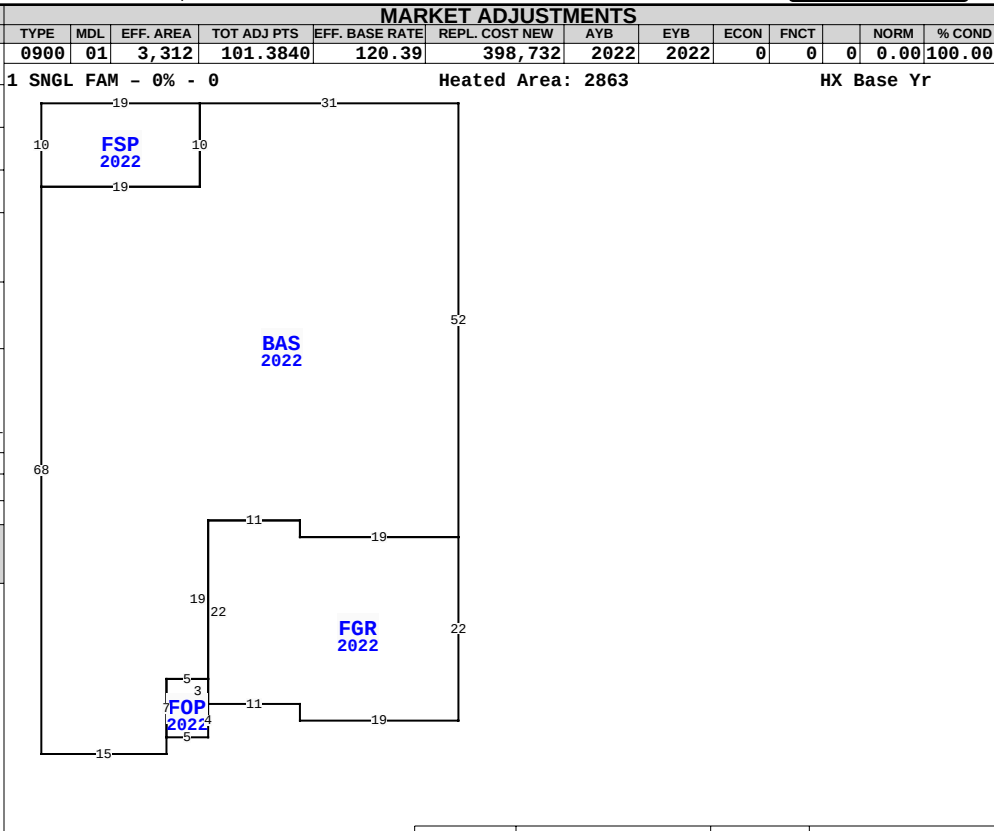
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4077.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,863	100	2,863	344,677
FGR	660	55	363	43,702
FOP	35	30	10	1,204
FSP	190	40	76	9,150

TOTALS	3,748		3,312	398,732
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0855	CONC PAVER	0	0	0	1,576.00	SF	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	NOTES
1	000134	C	SFR POND	0		PUD	0.00	0.00	



85325 FALL RIVER PKWY, FERNANDINA BEACH	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0	0	1,576.00	SF	10.00	10.00	100	2022	2022	3	100	15,760	

TOTAL OB/XF											15,760		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA	
	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		398,732	
TOTAL MARKET OB/XF VALUE		15,760	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		489,492	
SOH/AGL Deduction		3,500	
ASSESSED VALUE		485,992	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		485,992	
TOTAL JUST VALUE		489,492	
NCON VALUE		414,492	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		65,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016726	NEW CONSTR	415,648	12/02/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2464/0053	5/21/2021	SW	Q	V	05	5,279,000	
GRANTOR: AW VENTURE II LLC							
GRANTEE: RICHMOND AMERICAN H							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2022] W31 FSP=[YR=2022] W19 S10 E19 N10\$ S10 W19 S68 E15 N2 FOP=[YR=2022] E5 N4 FGR=[YR=2022] E11 S2 E19 N22 W19 N2 W11 S22\$ N3 W5 S7\$ N7 E5 N19 E11 S2 E19 N52\$.									