

LOT 90
HAMPTON LAKES PHASE IV-A
OR 2343/796

DECANIO DONALD & SUSAN
85409 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0723-0090-0000



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 100
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	2,568	100	2,568	311,421
FGR	1,339	55	736	89,255
FOP	35	30	10	1,213
FOP	242	30	73	8,853

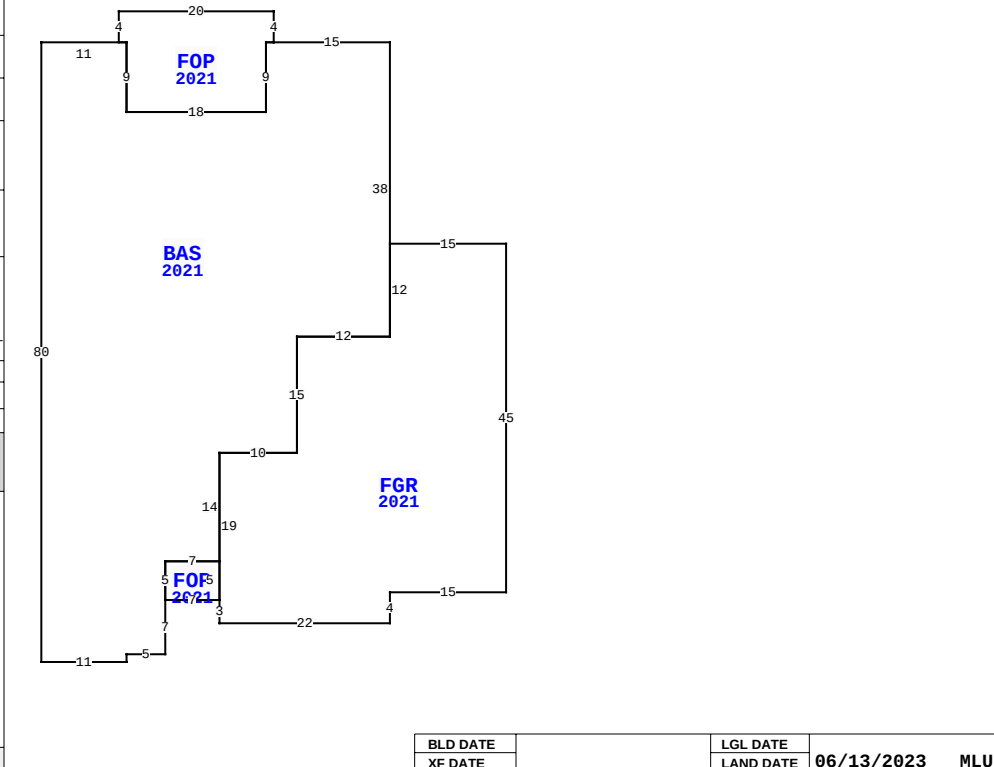
TOTALS	4,184		3,387	410,741
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	1,428.00	SF	10.00	10.00	100	2021

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT	1.00

REVIEW DATE 10/20/2021 BY NW

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,387	102.1200	121.27	410,741	2021	2021	0	0	0.00	100.00
1 SNGL FAM - 100% - 2022											
Heated Area: 2568											
HX Base Yr 2022											



TOTAL OB/XF											
14,280											

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14,280											

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		410,741	
TOTAL MARKET OB/XF VALUE		14,280	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		500,021	
SOH/AGL Deduction		88,320	
ASSESSED VALUE		411,701	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		361,701	
TOTAL JUST VALUE		500,021	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		399,710	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20013050	NEW CONSTR	391,061	12/30/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2498/0404	9/15/2021	SW	Q	I	02	430,700
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: DECANIO DONALD & SU						
2373/0856	7/02/2020	SW	Q	V	05	3,194,300
GRANTOR: AW VENTURE II LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2021] W15 FOP=[YR=2021] N4 W20 S4 E1 S9 E18 N9 E1\$ W1 S9 W18 N9 W11 S80 E11 N1 E5 N7 FOP=[YR=2021] E7 FGR=[YR=2021] S3 E22 N4 E15 N45 W15 S12 W12 S15 W10 S19\$ N5 W7 S5\$ N5 E7 N14 E10 N15 E12 N38\$.											