LOT 103
HAMPTON LAKES PHASE IV-A
OR 2343/796

GOEBEL DALE W & HOLLY M
3107 OLD AXSON RD
DOUGLAS, GA 31535

2023

13-2N-27-0723-0103-0000

BUILDING CHARACTERISTICS

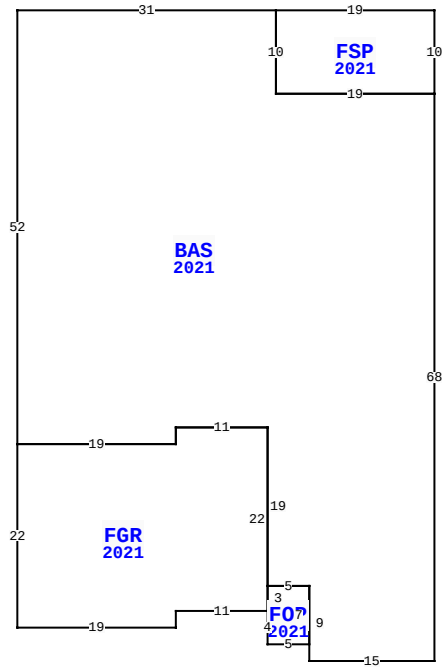
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,863	100	2,863	369,384
FGR	660	55	363	46,834
FOP	35	30	10	1,290
FSP	190	40	76	9,806
TOTALS	3,748		3,312	427,314

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,312	108.6520	129.02	427,314	2021	2021	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 0 Heated Area: 2863 HX Base Yr



85561 FALL RIVER PKWY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	427,314
TOTAL MARKET OB/XF VALUE	11,910
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	514,224
SOH/AGL Deduction	61,332
ASSESSED VALUE	452,892
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	452,892
TOTAL JUST VALUE	514,224
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	411,720

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21017910	CO ISSUED	0	12/28/2021
21005598	NEW CONSTR	413,492	05/24/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2527/1231	12/28/2021	WD	Q	I	01	464,700
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: GOEBEL DALE WILLIAM						
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

FSP=[YR=2021] W19 BAS=[YR=2021] W31 S52 FGR=[YR=2021] S22 E19 N2 E11 FOP=[YR=2021] S4 E5 N7 W5 S3$ N22 W11 S2 W19$ E19 N2 E11 S19 E5 S9 E15 N68 W19 N10$ S10 E19 N10$.

EXTRA FEATURES

LN	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	0	1,191.00	SF	10.00	10.00	100	2021	2021	3	100	11,910	

LAND DESCRIPTION

TOTAL OB/XF 11,910

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 12/29/2021 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS