

LOT 1  
HAMPTON LAKES PHASE V-A  
OR 2409/1745

FUGELSANG JEFFREY T & DANIELLE N  
84983 FALL RIVER PARKWAY  
FERNANDINA BEACH, FL 32034

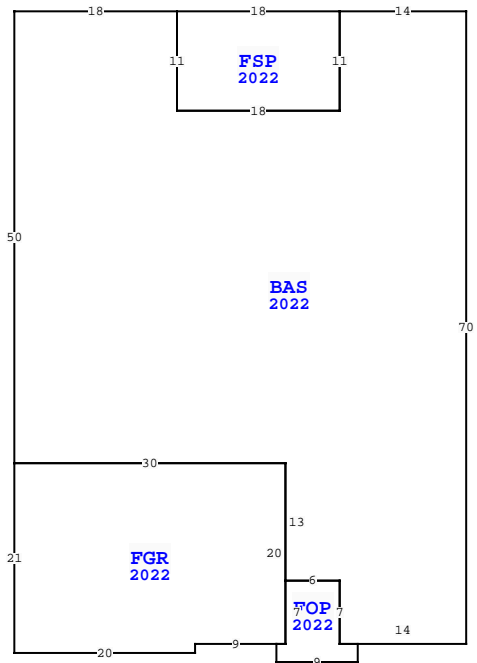
2023

13-2N-27-0724-0001-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	04	Quality Level	04
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	2,660	100	2,660
FGR	620	55	341
FOP	60	30	18
FSP	198	40	79
TOTALS	3,538		3,098
			315,469

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2023								
Heated Area: 2660					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			315,469
TOTAL MARKET OB/XF VALUE			9,080
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			399,549
SOH/AGL Deduction			0
ASSESSED VALUE			399,549
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			349,549
TOTAL JUST VALUE			399,549
NCON VALUE			324,549
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017526	CO ISSUED	0	11/28/2022
22004323	NEW CONSTR	439,081	03/18/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2605/0791	11/29/2022	SW	Q	I	01	540,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: FUGELSANG JEFFREY T						
2562/0430	5/06/2022	SW	Q	V	05	308,000
GRANTOR: AG ESSENTIAL HOUSING						
GRANTEE: LENNAR HOMES LLC						

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	0855	CONC PAVER	0	100	0	908.00	SF	10.00	10.00	100	2022	2022	3	100	9,080	

BLD DATE	03/06/2023	NW	LGL DATE	06/13/2023	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2022] W14 FSP=[YR=2022] W18 S11 E18 N11\$ S11 W18 N11 W18 S50 FGR=[YR=2022] S21 E20 N1 E9 FOP=[YR=2022] S2 E9 N2 W2 N7 W6 S7 W1\$ E1 N20 W30\$ E30 S13 E6 S7 E14 N70 \$.	

LAND DESCRIPTION		TOTAL OB/XF															9,080							
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	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							