

LOT 2
HAMPTON LAKES PHASE V-A
OR 2409/1745

KLEIN SHEILA JEAN
84975 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0724-0002-0000

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 Floor	11	CLAY TILE 60
Interior Floor	04	C ABOVE GD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1		2,588	120.9600	109.17	282,532	2022	2022	0	0	0.00	100.00	

1 SINGLE FAM - 100% - 2023 Heated Area: 2258 HX Base Yr 2023

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	SUBAREA MARKET VALUE
BAS	2,258	100	2,258	246,506
FGR	420	55	231	25,218
FOP	36	30	11	1,201
FSP	220	40	88	9,607
TOTALS	2,934		2,588	282,532

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			282,532
TOTAL MARKET OB/XF VALUE			5,560
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			363,092
SOH/AGL Deduction			0
ASSESSED VALUE			363,092
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			313,092
TOTAL JUST VALUE			363,092
NCON VALUE			288,092
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017571	CO ISSUED	0	11/29/2022
22004916	NEW CONSTR	367,382	03/30/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2605/1350	11/29/2022	SW Q	Q	I	01	437,600
GRANTOR: LENNAR HOMES LLC						
GRANTEE: KLEIN SHEILA JEAN						
2562/0430	5/06/2022	SW Q	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	556.00	SF	10.00	10.00	100	2022	2022	3	100	5,560	

BLD DATE		03/06/2023	NW	LGL DATE	06/13/2023	MLU
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BUILDING NOTES	
84975 FALL RIVER PKWY, FERNANDINA BEACH	

BUILDING DIMENSIONS	
FSP=[YR=2022] W20 BAS=[YR=2022] W20 S54 FGR=[YR=2022] S21 E20 N11 FOP=[YR=2022] E6 N6W6S6\$ N10 W20\$ E20 S4 E6 S17 E14 N64 W20 N11\$ S11 E20 N11\$.	

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	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							