

LOT 4
HAMPTON LAKES PHASE V-A
OR 2409/1745

YUHAS MICHAEL JOSEPH
84959 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0724-0004-0000

BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
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		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	SUBAREA MARKET VALUE
BAS	2,642	100	2,642	276,617
FGR	650	55	358	37,483
FOP	73	30	22	2,303
FSP	216	40	86	9,004
TOTALS	3,581		3,108	325,408

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,108	116.0166	104.70	325,408	2022	2022	0	0	0.00	100.00

1 SINGLE FAM - 0% - 2023 Heated Area: 2642 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			325,408
TOTAL MARKET OB/XF VALUE			11,600
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			412,008
SOH/AGL Deduction			0
ASSESSED VALUE			412,008
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			412,008
TOTAL JUST VALUE			412,008
NCON VALUE			337,008
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004800	CO ISSUED	0	06/17/2022
21004800	NEW CONSTR	385,820	05/05/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2579/0996	6/21/2022	SW Q	Q	I	01	427,900

GRANTOR: LENNAR HOMES LLC
GRANTEE: YUHAS MICHAEL JOSEPH
2512/1988 11/08/2021 SW U V 37 308,000
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	0	0	0		1,160.00	SF	10.00				11,600	

BLD DATE		03/06/2023	NW	LGL DATE	06/13/2023	MLU
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BUILDING NOTES	
84959 FALL RIVER PKWY, FERNANDINA BEACH	

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

BUILDING DIMENSIONS	
BAS=[YR=2022] W14 FSP=[YR=2022] W18 S12 E18 N12\$ S12 W18 N12 W18 S50 FGR=[YR=2022] S22 E20 N1 E9 FOP=[YR=2022] S3 E8 N4 W1 N7 W6 S8 W1\$ E1 N21 W30\$ E30 S13 E6 S7 E14 N70 \$.	