

LOT 8
HAMPTON LAKES PHASE V-A
OR 2409/1745

SENNE JOANNE & DONALD GEORGE
84919 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0724-0008-0000

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 70
Interior Floor	14	CARPET 30
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	
0100	01	2,682	119.0448	107.44	288,154	2022	2022	0	0	0.00	100.00	

1 SINGLE FAM - 100% - 2023 Heated Area: 2266 HX Base Yr 2023

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		288,154	
TOTAL MARKET OB/XF VALUE		15,640	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		378,794	
SOH/AGL Deduction		0	
ASSESSED VALUE		378,794	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		328,794	
TOTAL JUST VALUE		378,794	
NCON VALUE		303,794	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		65,000	

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	2,266	100	2,266	243,459
FGR	600	55	330	35,455
FOP	48	30	14	1,504
FOP	240	30	72	7,736
TOTALS	3,154		2,682	288,154

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014584	CO ISSUED	0	09/23/2022
22000636	NEW CONSTR	381,501	01/11/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2595/1753	9/28/2022	SW	Q	I	01	460,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: SENNE JOANNE & DONA						
2520/1612	12/07/2021	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	632.00	SF	10.00	10.00	100	2022	2022	3	100	6,320	
2	0855	CONC PAVER	0	100	10	200.00	SF	10.00	10.00	100	2022	2022	3	100	2,000	
3	0462	ST/AL FNC	0	100	0	672.00	SF	10.00	10.00	100	2022	2022	3	100	6,720	
4	0463	FENCE GATE	0	100	0	2.00	UT	300.00	300.00	100	2022	2022	3	100	600	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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							

TOTAL OB/XF												
15,640												

BUILDING NOTES						
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BUILDING DIMENSIONS						
BAS=[YR=2022] W16 FOP=[YR=2022] W20 S12 E20 N12\$ S12 W20 N12 W13 S62 E2 S1 E10 N1 E2 N5 FOP=[YR=2022] E6 FGR=[YR=2022] S11 E10 N2 E19 N20 W29 S11\$ N8 W6 S8\$ N8 E6 N3 E29 N46\$.						