

LOT 12
HAMPTON LAKES PHASE V-A
OR 2409/1745

SCHRODER PHILLIP J & STEPHANIE DAYANA
84887 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0724-0012-0000

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	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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,591	110.3760	99.61	357,700	2022	2022	0	0	0.00	100.00	

1 SINGLE FAM - 100% - 2023 Heated Area: 3169 HX Base Yr 2023

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			357,700
TOTAL MARKET OB/XF VALUE			13,400
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			446,100
SOH/AGL Deduction			0
ASSESSED VALUE			446,100
TOTAL EXEMPTION VALUE	HX HB VX		55,000
BASE TAXABLE VALUE			391,100
TOTAL JUST VALUE			446,100
NCON VALUE			371,100
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,000

QUALITY	CD	QUALITY LEVEL		
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	2,667	100	2,667	265,660
FGR	620	55	341	33,967
FOP	59	30	18	1,793
FOP	198	30	59	5,877
FUS	502	100	502	50,004
STR	44	10	4	398
TOTALS	4,090		3,591	357,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013079	CO ISSUED	0	08/25/2022
21016605	NEW CONSTR	512,774	12/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2587/0429	8/26/2022	SW	Q	I	01	501,200
GRANTOR: LENNAR HOMES LLC						
GRANTEE: SCHRODER PHILLIP JO						
2546/0346	3/08/2022	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	1,340.00	SF	10.00	10.00	100	2022	2022	3	100	13,400	

BUILDING NOTES			
BLD DATE 03/06/2023 NW LGL DATE 06/13/2023 MLU			
XF DATE			
INC DATE			

BUILDING DIMENSIONS			
BAS=[YR=2022] W14 FOP=[YR=2022] W18 S11 E18 N11\$ S11 W18 N11 W18 S50 FGR=[YR=2022] S21 E20 N1 E10 FOP=[YR=2022] S4 E6 N4 W1 N7 W5 S7\$ N20 W30\$ E30 S13 E5 S7 E15 N70 \$ PTR=E15 FUS=[YR=2022] E18 S24 STR=[YR=2022] S11 W4 N11 E4\$ W4 S5 W14 N29\$ W15\$.			

LAND DESCRIPTION													TOTAL OB/XF												
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								