

LOT 15  
HAMPTON LAKES PHASE V-A  
OR 2409/1745

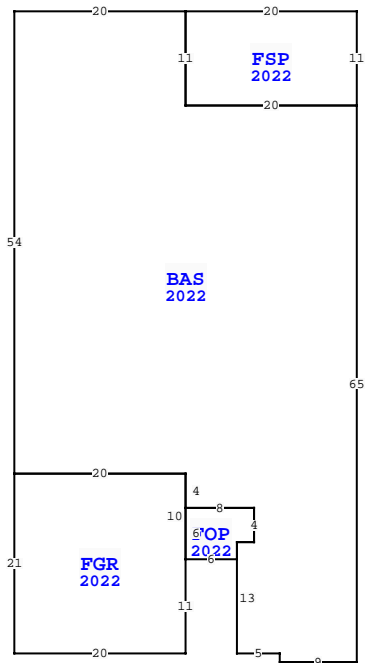
HAYNAM SHAUN A & JESSICA DEE  
84863 FALL RIVER PARKWAY  
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0724-0015-0000

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 Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	2,591	123.0768	111.08	287,808	2022	2022	0	0	0.00	100.00		
1 SINGLE FAM - 100% - 2023 Heated Area: 2259 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	2,259	100	2,259	250,930
FGR	420	55	231	25,659
FOP	44	30	13	1,444
FSP	220	40	88	9,775
TOTALS	2,943		2,591	287,808

84863 FALL RIVER PKWY, FERNANDINA BEACH  
 BLD DATE 03/06/2023 NW LGL DATE 06/13/2023 MLU  
 XF DATE  
 INC DATE

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	0		10.00	10.00	100	2022	2022	3	100	5,790	

TOTAL OB/XF														5,790			
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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							

TOTAL OB/XF														5,790			
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY			STANDARD		
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE			287,808		
TOTAL MARKET OB/XF VALUE			5,790		
TOTAL LAND VALUE - MARKET			75,000		
TOTAL MARKET VALUE			368,598		
SOH/AGL Deduction			0		
ASSESSED VALUE			368,598		
TOTAL EXEMPTION VALUE			HX HB		50,000
BASE TAXABLE VALUE			318,598		
TOTAL JUST VALUE			368,598		
NCON VALUE			293,598		
INCOME VALUE					
PREVIOUS YEAR MKT VALUE			65,000		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22011163	CO ISSUED	0	07/21/2022
21015198	NEW CONSTR	369,044	11/03/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2581/0400	7/27/2022	SW Q	Q	I	01	460,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: HAYNAM SHUAN ARTHUR						
2578/0930	6/07/2022	SW Q	Q	V	05	308,000
GRANTOR: AG ESSENTIAL HOUSING						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES													
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BUILDING DIMENSIONS													
FSP=[YR=2022] W20 BAS=[YR=2022] W20 S54 FGR=[YR=2022] S21 E20 N11 FOP=[YR=2022] E6 N2 E2 N4 W8 S6\$ N10 W20\$ E20 S4 E8 S4 W2 S13 E5 S1 E9 N65 W20 N11\$ S11 E20 N11\$.													