

LOT 18  
HAMPTON LAKES PHASE V-A  
OR 2409/1745

BARTHELEMY MICHAEL A & SARAH MARIE  
84831 FALL RIVER PKWY  
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0724-0018-0000

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 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		2.	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
BAS	2,667	100	2,667
FGR	620	55	341
FOP	59	30	18
FSP	198	40	79
FUS	502	100	502
STR	44	10	4
TOTALS	4,090		3,611

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,611	110.3760	99.61	359,692	2022	2022	0	0	0.00	100.00

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			359,692
TOTAL MARKET OB/XF VALUE			10,210
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			444,902
SOH/AGL Deduction			0
ASSESSED VALUE			444,902
TOTAL EXEMPTION VALUE	13		444,902
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			444,902
NCON VALUE			369,902
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230006955	POOL ENCL	16,995	05/26/2023
2300973	SWIM POOL	0	02/13/2023
22013215	CO ISSUED	0	08/29/2022
21015057	NEW CONSTR	512,774	11/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2587/1559	8/30/2022	SW	Q	I	01	552,000

GRANTOR: LENNAR HOMES LLC  
GRANTEE: BARTHELEMY MICHAEL  
2554/0768 4/08/2022 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	0		10.00	10.00	100	2022	2022	3	100	10,210	

BLD DATE		03/06/2023	NW	LGL DATE	06/13/2023	MLU
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BUILDING NOTES	
BAS=[YR=2022] W18 FSP=[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															10,210							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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							