

LOT 21
HAMPTON LAKES PHASE V-A
OR 2409/1745

TATE STEPHEN R & KIMBERLY C
84807 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

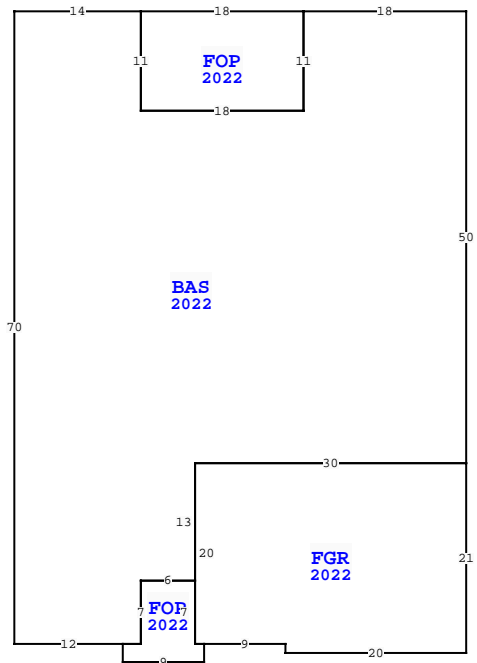
2023

13-2N-27-0724-0021-0000



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	60	
Interior Floo	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	
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	2,660	100	2,660	275,496
FGR	620	55	341	35,317
FOP	60	30	18	1,864
FOP	198	30	59	6,111
TOTALS	3,538		3,078	318,788

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2023								
					Heated Area: 2660						
					HX Base Yr 2023						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		318,788	
TOTAL MARKET OB/XF VALUE		8,650	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		402,438	
SOH/AGL Deduction		0	
ASSESSED VALUE		402,438	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		352,438	
TOTAL JUST VALUE		402,438	
NCON VALUE		327,438	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		65,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013304	CO ISSUED	0	08/30/2022
21015086	NEW CONSTR	439,081	11/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2588/1389	8/30/2022	SW	Q	I	02	550,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: TATE STEPHEN RUDOLP						
2576/1835	7/06/2022	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	865.00	SF	10.00	10.00	100	2022	2022	3	100	8,650	

BLD DATE	03/06/2023	NW	LGL DATE	06/13/2023	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2022] W18 FOP=[YR=2022] W18 S11 E18 N11\$ S11 W18 N11 W14 S70 E12 FOP=[YR=2022] S2 E9 N2 FGR=[YR=2022] E9 S1 E20 N21 W30 S20 E1\$ W1 N7 W6 S7 W2\$ E2 N7 E6 N13 E30 N50\$.	

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