

LOT 23
HAMPTON LAKES PHASE V-A
OR 2409/1745

SCHOEMAN CARLTON LEE SMEDLEY/LEE MARY RUTH
85268 SAGAMORE COURT
FERNANDINA BEACH, FL 32034

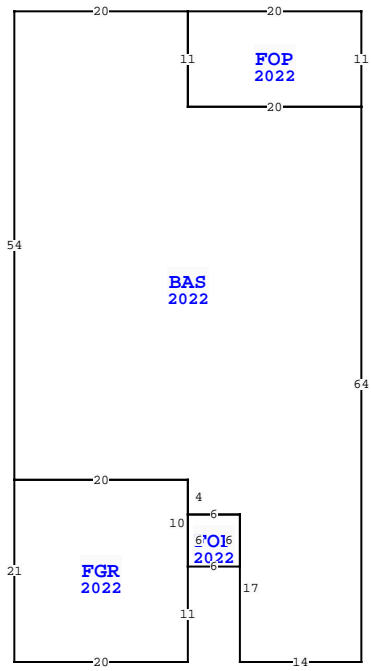
2023

13-2N-27-0724-0023-0000



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		2	100
Frame	03	MASONRY	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
BAS	2,258	100	2,258
FGR	420	55	231
FOP	36	30	11
FOP	220	30	66
TOTALS	2,934		2,566

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 0%	- 2023		272,663	2022	2022	0	0	0.00	100.00
					Heated Area: 2258	HX Base Yr					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	272,663		
TOTAL MARKET OB/XF VALUE	5,820		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	353,483		
SOH/AGL Deduction	0		
ASSESSED VALUE	353,483		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	353,483		
TOTAL JUST VALUE	353,483		
NCON VALUE	278,483		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	65,000		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230004645	POOL ENCL	21,796	04/11/2023
23000164	SWIM POOL	87,382	01/05/2023
22015652	CO ISSUED	0	10/19/2022
21015931	NEW CONSTR	367,382	11/16/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2599/0044	10/24/2022	SW	Q	I	02	466,400
GRANTOR: LENNAR HOMES LLC						
GRANTEE: SCHOEMAN CARLTON L						
2583/1037	8/08/2022	WD	Q	V	05	1,154,700
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	0	0	0		10.00	100	2022	2022	3	100	5,820	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
FOP=[YR=2022] W20 BAS=[YR=2022] W20 S54 FGR=[YR=2022] S21 E20 N11 FOP=[YR=2022] E6 N6W6S6\$ N10 W20\$ E20 S4 E6 S17 E14 N64 W20 N11\$ S11 E20 N11\$.	

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							