

LOT 24
HAMPTON LAKES PHASE V-A
OR 2409/1745

CHURCH JAMES C & LAURIE ANN
85265 SAGAMORE COURT
FERNANDINA BEACH, FL 32034

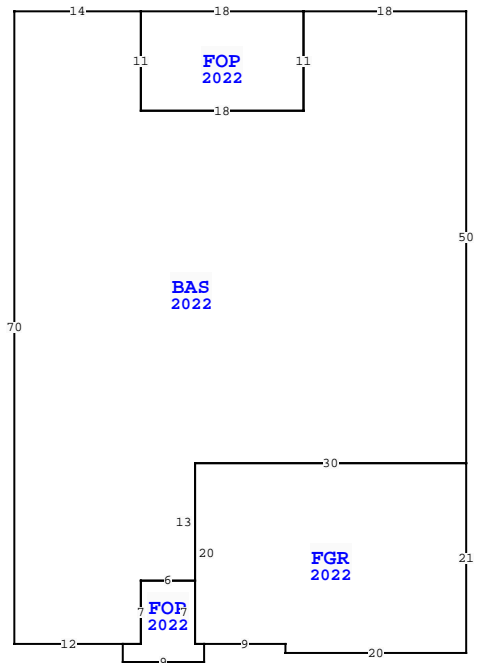
2023

13-2N-27-0724-0024-0000



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	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	2,660	100	2,660
FGR	620	55	341
FOP	60	30	18
FOP	198	30	59
TOTALS	3,538		3,078

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					



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				15,620
TOTAL LAND VALUE - MARKET				75,000
TOTAL MARKET VALUE				409,408
SOH/AGL Deduction				0
ASSESSED VALUE				409,408
TOTAL EXEMPTION VALUE	13			409,408
BASE TAXABLE VALUE				0
TOTAL JUST VALUE				409,408
NCON VALUE				334,408
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013327	CO ISSUED	0	08/31/2022
21016104	NEW CONSTR	439,081	11/18/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2590/0265	8/31/2022	SW	Q	I	01	551,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: CHURCH JAMES CHRIST						
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	100	0	804.00	SF	10.00	10.00	100	2022	2022	3	100	8,040	
2	0462	ST/AL FNC	0	100	0	728.00	SF	10.00	10.00	100	2022	2022	3	100	7,280	
3	0463	FENCE GATE	0	100	0	1.00	UT	300.00	300.00	100	2022	2022	3	100	300	

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

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															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	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							