

LOT 26  
HAMPTON LAKES PHASE V-A  
OR 2409/1745

FRAZIER GREGORY A & KAREN L  
85249 SAGAMORE COURT  
FERNANDINA BEACH, FL 32034

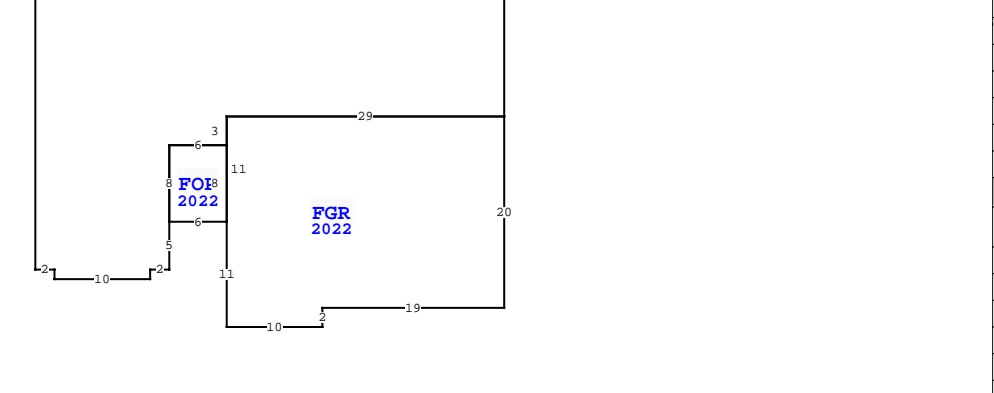
2023

13-2N-27-0724-0026-0000



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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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	2,682	117.7344	106.26	284,989	2022	2022	0	0	0.00	100.00		



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	2,266	100	2,266	240,785
FGR	600	55	330	35,066
FOP	48	30	14	1,488
FOP	240	30	72	7,651
TOTALS	3,154		2,682	284,989

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		284,989
TOTAL MARKET OB/XF VALUE		7,860
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		367,849
SOH/AGL Deduction		0
ASSESSED VALUE		367,849
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		367,849
TOTAL JUST VALUE		367,849
NCON VALUE		292,849
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018539	CO ISSUED	0	12/16/2022
22002103	NEW CONSTR	381,531	02/07/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2604/1292	11/25/2022	SW	Q	I	02	433,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: FRAZIER GREGORY ALL						
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	786.00	SF	10.00	10.00	100	2022	2022	3	100	7,860	

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] W16 FOP=[YR=2022] W20 S12 E20 N12\$ S12 W20 N12 W13 S62 E2 S1 E10 N1 E2 N5 FOP=[YR=2022] E6 FGR=[YR=2022] S11 E10 N2 E19 N20 W29 S11\$ N8W6S8\$ N8E6N3 E29 N46\$.	

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	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							