

LOT 27
HAMPTON LAKES PHASE V-A
OR 2409/1745

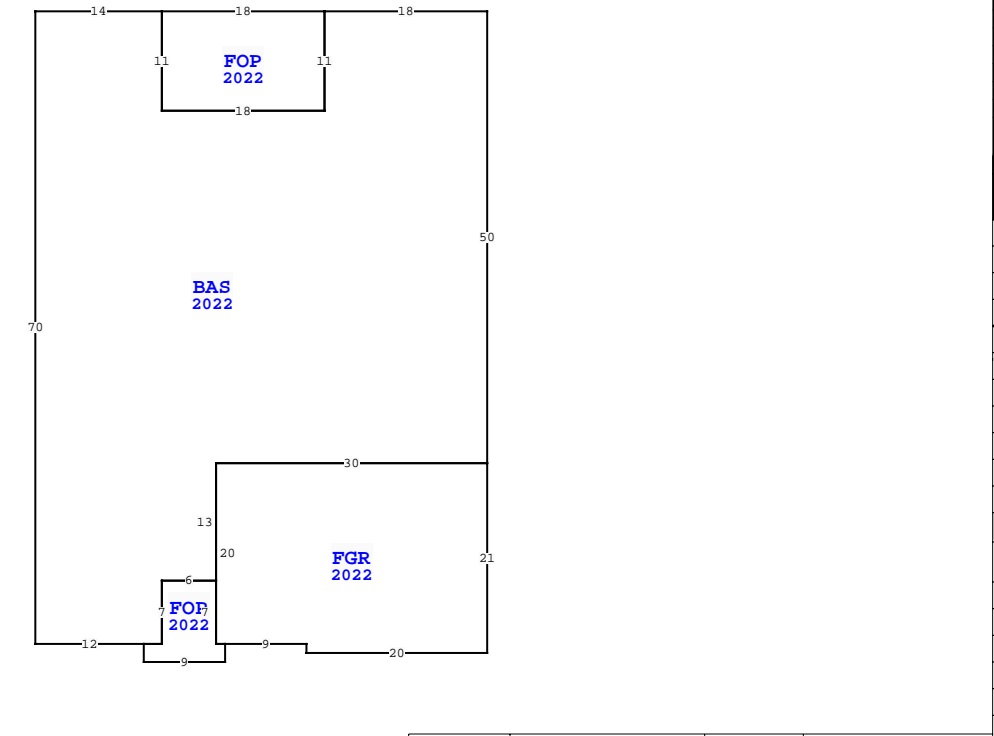
RICHARDSON-MUNOZ JEANNETTE/RICHARDSON IAN ALEXANDE
85241 SAGAMORE CT
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0724-0027-0000

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	13	LVT/LAMMT 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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,078	108.3852	97.82	301,090	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	2,660	100	2,660	260,201
FGR	620	55	341	33,357
FOP	60	30	18	1,761
FOP	198	30	59	5,771
TOTALS	3,538		3,078	301,090

NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			4
VALUATION BY		STANDARD	
Tax Group: 4	4	Tax Dist:	
BUILDING MARKET VALUE			301,090
TOTAL MARKET OB/XF VALUE			8,650
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			384,740
SOH/AGL Deduction			0
ASSESSED VALUE			384,740
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			334,740
TOTAL JUST VALUE			384,740
NCON VALUE			309,740
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018537	CO ISSUED	0	12/16/2022
22001536	NEW CONSTR	439,081	01/26/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2611/0428	12/29/2022	SW	Q	I	01	460,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: RICHARDSON IAN A &						
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	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																		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	DPHT 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										