

LOT 30  
HAMPTON LAKES PHASE V-A  
OR 2409/1745

ROGERS JENNIFER K & RICHARD T  
85108 POPLAR BREEZE WAY  
FERNANDINA BEACH, FL 32034

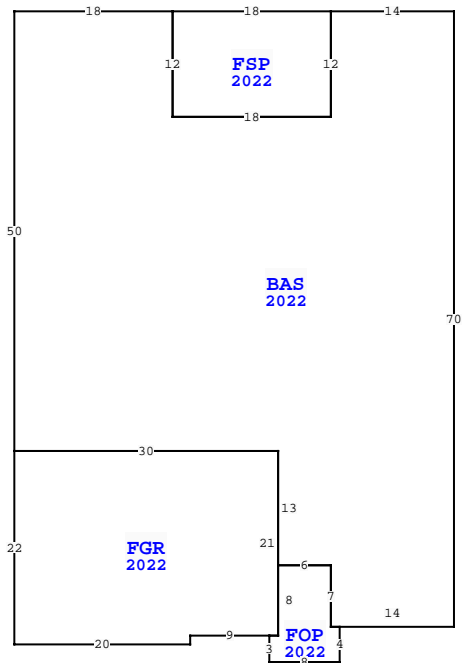
2023

13-2N-27-0724-0030-0000



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	2,642	100	2,642	273,632
FGR	650	55	358	37,078
FOP	73	30	22	2,279
FSP	216	40	86	8,907
TOTALS	3,581		3,108	321,896

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	3,108	114.7608	103.57	321,896	2022	2022	0	0	0.00	100.00		
1 SINGLE FAM - 0% - 2023 Heated Area: 2642 HX Base Yr													



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			4
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		321,896	
TOTAL MARKET OB/XF VALUE		14,240	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		411,136	
SOH/AGL Deduction		0	
ASSESSED VALUE		411,136	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		411,136	
TOTAL JUST VALUE		411,136	
NCON VALUE		336,136	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		65,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017541	CO ISSUED	0	11/29/2022
22004049	NEW CONSTR	439,055	03/15/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2606/0570	11/30/2022	SW	Q	I	01	458,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: ROGERS JENNIFER KAY						
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	860.00	UT	10.00	10.00	100	2022	2022	3	100	8,600	
2	0462	ST/AL FNC	0	0	0	504.00	SF	10.00	10.00	100	2022	2022	3	100	5,040	
3	0463	FENCE GATE	0	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	100	600	

TOTAL OB/XF														14,240										
LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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							

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

BUILDING NOTES	
BAS=[YR=2022] W14 FSP=[YR=2022] W18 S12 E18 N12\$ S12 W18 N12 W18 S50 FGR=[YR=2022] S22 E20 N1 E9 FOP=[YR=2022] S3 E8 N4 W1 N7 W6 S8 W1\$ E1 N21 W30\$ E30 S13 E6 S7 E14 N70 \$.	

LAND DESCRIPTION		TOTAL OB/XF 14,240																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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								