LOT 32
HAMPTON LAKES PHASE V-A
OR 2409/1745

CHAPIN JEFFREY E & LYNDSAY N
85124 POPLAR BREEZE WAY
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0724-0032-0000

BUILDING CHARACTERISTICS

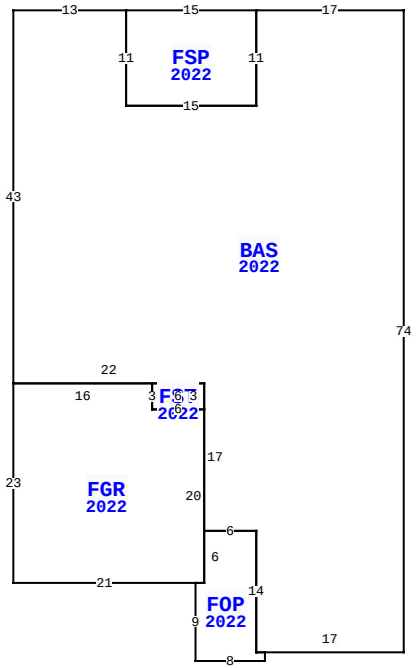
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,399	100	2,399	261,443
FGR	488	55	268	29,207
FOP	100	30	30	3,269
FSP	165	40	66	7,193
FST	18	55	10	1,090
TOTALS	3,170		2,773	302,202

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,773	120.7584	108.98	302,202	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2023 Heated Area: 2399 HX Base Yr



85124 POPLAR BREEZE WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	302,202
TOTAL MARKET OB/XF VALUE	7,440
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	384,642
SOH/AGL Deduction	0
ASSESSED VALUE	384,642
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	384,642
TOTAL JUST VALUE	384,642
NCON VALUE	309,642
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017561	CO ISSUED	0	11/30/2022
22004056	NEW CONSTR	393,679	03/15/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2606/1075	11/30/2022	SW	Q	I	01	464,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: CHAPIN JEFFREY E &						
2583/1037	8/08/2022	WD	Q	V	05	1,154,700
GRANTOR: AG ESSENTIAL HOUSING						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W17 FSP=[YR=2022] W15 S11 E15 N11$ S11 W15 N11 W13 S43 FGR=[YR=2022] S23 E21 FOP=[YR=2022] S9 E8 N1 W1 N14 W6 S6 W1$ E1 N20 FST=[YR=2022] N3W6S3E6$ W6N3 W16$ E22 S17 E6 S14 E17 N74$.

EXTRA FEATURES

LN	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	744.00	SF	10.00	10.00	100	2022	2022	3	100	7,440	

LAND DESCRIPTION

TOTAL OB/XF 7,440

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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							

REVIEW DATE 03/01/2023 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS