

LOT 37
HAMPTON LAKES PHASE V-A
OR 2409/1745

HALLOCK GLEN DALE
84759 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

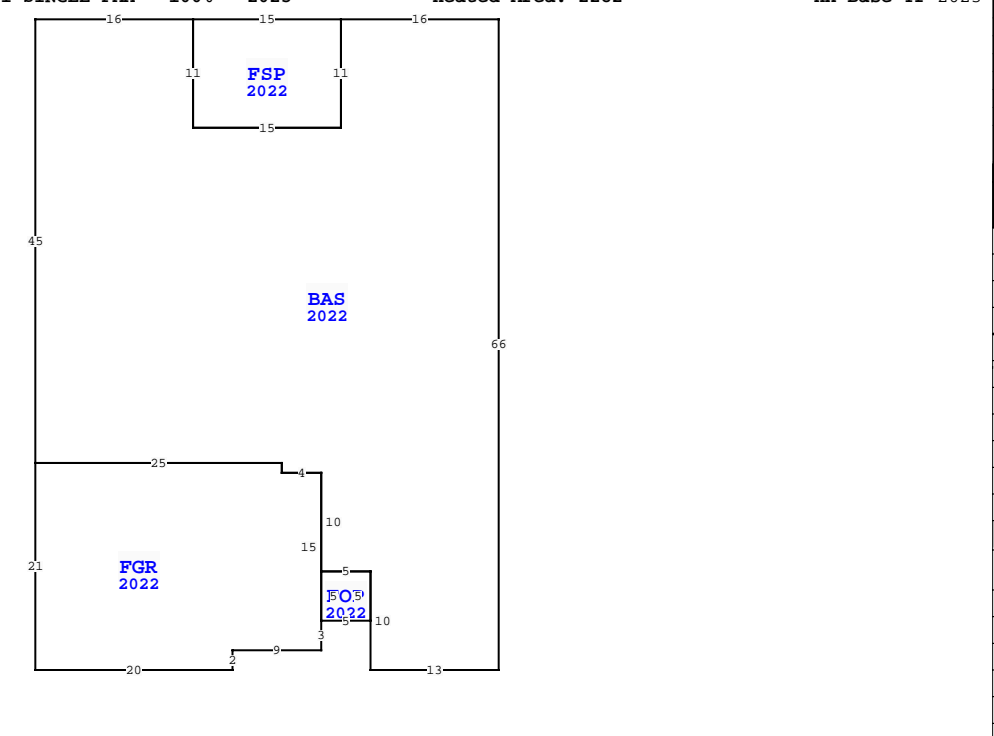
2023

13-2N-27-0724-0037-0000

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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,679	120.7584	108.98	291,957	2022	2022	0	0	0.00	100.00		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		291,957	
TOTAL MARKET OB/XF VALUE		8,100	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		375,057	
SOH/AGL Deduction		0	
ASSESSED VALUE		375,057	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		325,057	
TOTAL JUST VALUE		375,057	
NCON VALUE		300,057	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		65,000	



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	2,282	100	2,282	248,692
FGR	587	55	323	35,201
FOP	25	30	8	872
FSP	165	40	66	7,193
TOTALS	3,059		2,679	291,957

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000842	ADDITION	12,465	01/20/2023
22017456	CO ISSUED	0	11/23/2022
22004497	NEW CONSTR	376,981	03/23/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2605/0857	11/29/2022	SW	Q	I	01	456,900
GRANTOR: LENNAR HOMES LLC						
GRANTEE: HALLOCK GLEN DALE						
2590/0661	9/07/2022	SW	Q	V	05	231,000
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	810.00	SF	10.00	10.00	100	2022	2022	3	100	8,100	

BLD DATE	03/06/2023	NW	LGL DATE	06/13/2023	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		
84759 FALL RIVER PKWY, FERNANDINA BEACH					

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2022] W16 FSP=[YR=2022] W15 S11 E15 N11\$ S11 W15 N11 W16 S45 FGR=[YR=2022] S21 E20N2 E9 N3 FOP=[YR=2022] E5N5W5S5\$ N15 W4 N1 W25\$ E25 S1 E4 S10 E5 S10 E13 N66\$.	

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	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000									