

LOT 41  
HAMPTON LAKES PHASE V-A  
OR 2409/1745

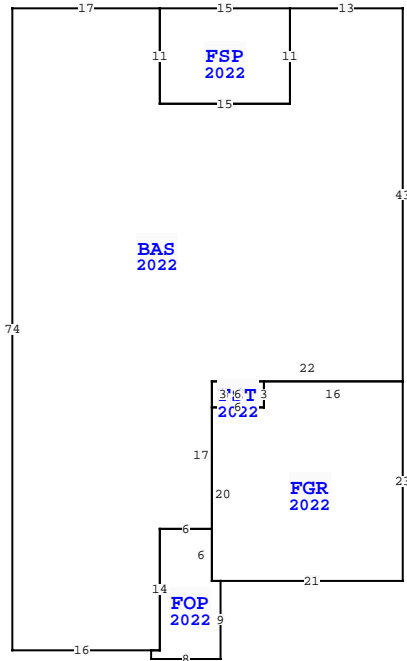
FUGELSAND KENNETH & ANN L TRUST/FUGELSAND ANN TRUS  
84727 FALL RIVER PARKWAY  
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0724-0041-0000

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



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

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	714.00	SF	10.00	10.00	100	2022	2022	3	100	7,140	

BLD DATE	03/06/2023	NW	LGL DATE	06/13/2023	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		
84727 FALL RIVER PKWY, FERNANDINA BEACH					

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE				302,202
TOTAL MARKET OB/XF VALUE				7,140
TOTAL LAND VALUE - MARKET				75,000
TOTAL MARKET VALUE				384,342
SOH/AGL Deduction				0
ASSESSED VALUE				384,342
TOTAL EXEMPTION VALUE				0
BASE TAXABLE VALUE				384,342
TOTAL JUST VALUE				384,342
NCON VALUE				309,342
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018533	CO ISSUED	0	12/16/2022
22008104	NEW CONSTR	393,679	05/24/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2607/0408	12/05/2022	SW	Q	I	01	490,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: FUGELSAND KENNETH &						
2595/1570	10/06/2022	SW	U	V	37	1,000,800
GRANTOR: AG ESSENTIAL HOUSING						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2022] W13 FSP=[YR=2022] W15 S11 E15 N11\$ S11 W15 N11 W17 S74 E16 FOP=[YR=2022] S1 E8 N9 FGR=[YR=2022] E21 N23 W16 FST=[YR=2022] W6S3E6N3\$ S3 W6 S20 E1\$ W1 N6 W6 S14 W1\$ E1 N14 E6 N17 E22 N43\$.	

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	DPH 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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000									