

LOT 60
HAMPTON LAKES PHASE V-B
OR 2445/712

HAIGH JAMES E DR & ROBIN E
85400 STONEHURST PARKWAY
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0724-0060-0000



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 Floor	11	CLAY TILE 70	
Interior Floor	14	CARPET 30	
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	05	Quality Level 05	
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
BAS	2,689	100	2,689
FGR	687	55	378
FOP	133	30	40
FOP	200	30	60
TOTALS	3,709		3,167

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,167	121.5412	144.33	457,093	2022	2022	0	0	0.00	100.00

1 SNGL FAM - 100% - 2023 Heated Area: 2689 HX Base Yr 2023

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			457,093
TOTAL MARKET OB/XF VALUE			101,370
TOTAL LAND VALUE - MARKET			100,000
TOTAL MARKET VALUE			658,463
SOH/AGL Deduction			57,848
ASSESSED VALUE			600,615
TOTAL EXEMPTION VALUE	HX HB VX		55,000
BASE TAXABLE VALUE			545,615
TOTAL JUST VALUE			658,463
NCON VALUE			550,138
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			100,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21006817	CO ISSUED	0	06/29/2022
22004801	SWIM POOL	75,000	03/29/2022
21008418	NEW CONSTR	397,055	09/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2579/1563	6/30/2022	WD	Q	I	02	784,800

GRANTOR: RIVERSIDE HOMES OF NO
GRANTEE: HAIGH JAMES EDWARD
2457/1754 4/30/2021 SW Q V 05 3,319,000
GRANTOR: AW VENTURE I LLC ET A
GRANTEE: RIVERSIDE HOMES OF

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

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	0			1,039.00	SF	10.00	10.00	100	2022	2022	3	100	10,390	
2	0462	ST/AL FNC	0	100	0	0			1,488.00	SF	10.00	10.00	100	2022	2022	3	100	14,880	
3	0463	FENCE GATE	0	100	0	0			3.00	UT	300.00	300.00	100	2022	2022	3	100	900	
4	0861	POOL GUNIT	0	100	0	0			712.00	SF	85.00	85.00	100	2022	2022	3	100	60,520	
5	0855	CONC PAVER	0	100	0	0			1,468.00	SF	10.00	10.00	100	2022	2022	3	100	14,680	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2022] W18 FOP=[YR=2022] W17 S12 E14 U3 R3 N9\$ S9 L3 D3 W14 N12 W15 S68 FOP=[YR=2022] S7 E19 FGR=[YR=2022] E10 N2 E21 N21 W32 S16 E1 S7\$ N7 W19\$ E18 N16 E32 N52 \$.	

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	000116	C	SFR MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							