

LOT 61
HAMPTON LAKES PHASE V-B
OR 2445/712

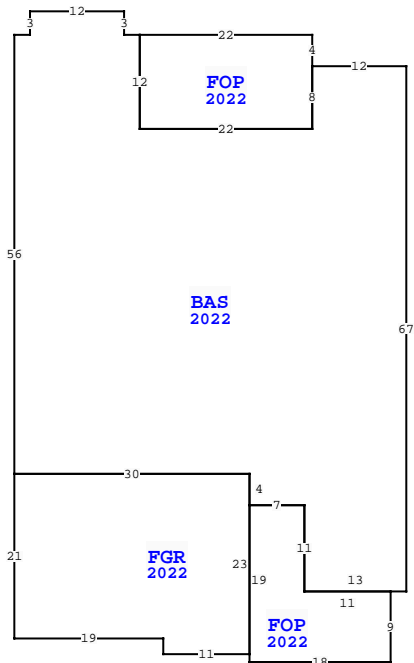
HAND RODNEY & SHANNA
85408 STONEHURST PARKWAY
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0724-0061-0000

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	31 HARDIE BRD 100
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 100
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	
0900	01	3,257	124.4760	147.82	481,450	2022	2022	0	0	0.00	100.00	
1 SNGL FAM - 100% - 2023 Heated Area: 2747 HX Base Yr 2023												



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	SUBAREA MARKET VALUE
BAS	2,747	100	2,747	406,062
FGR	652	55	359	53,067
FOP	239	30	72	10,643
FOP	264	30	79	11,678
TOTALS	3,902		3,257	481,450

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			481,450
TOTAL MARKET OB/XF VALUE			5,658
TOTAL LAND VALUE - MARKET			100,000
TOTAL MARKET VALUE			587,108
SOH/AGL Deduction			18,098
ASSESSED VALUE			569,010
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			519,010
TOTAL JUST VALUE			587,108
NCON VALUE			486,945
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			100,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22016223	CO ISSUED	0	10/28/2022
21008860	NEW CONSTR	402,825	09/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2602/0725	10/31/2022	WD	Q	I	01	699,100
GRANTOR: RIVERSIDE HOMES OF						
GRANTEE: HAND RODNEY & SHANN						
2457/1754	4/30/2021	SW	Q	V	05	3,319,000
GRANTOR: AW VENTURE I LLC ET A						
GRANTEE: RIVERSIDE HOMES OF						

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	0811	CONCRETE B	0	100	0	1,088.00	SF	5.20	5.20	100	2022	2022	3	100	5,658	

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								

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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								