

LOT 108
IN OR 2357/322
HAMPTON LAKES #2 PBK 8/165

COONEY JOHN FRANCIS/ISICSON PAULA ARTHUR
85002 WILLISTON COURT
FERNANDINA BEACH, FL 32034

2023

24-2N-27-0721-0108-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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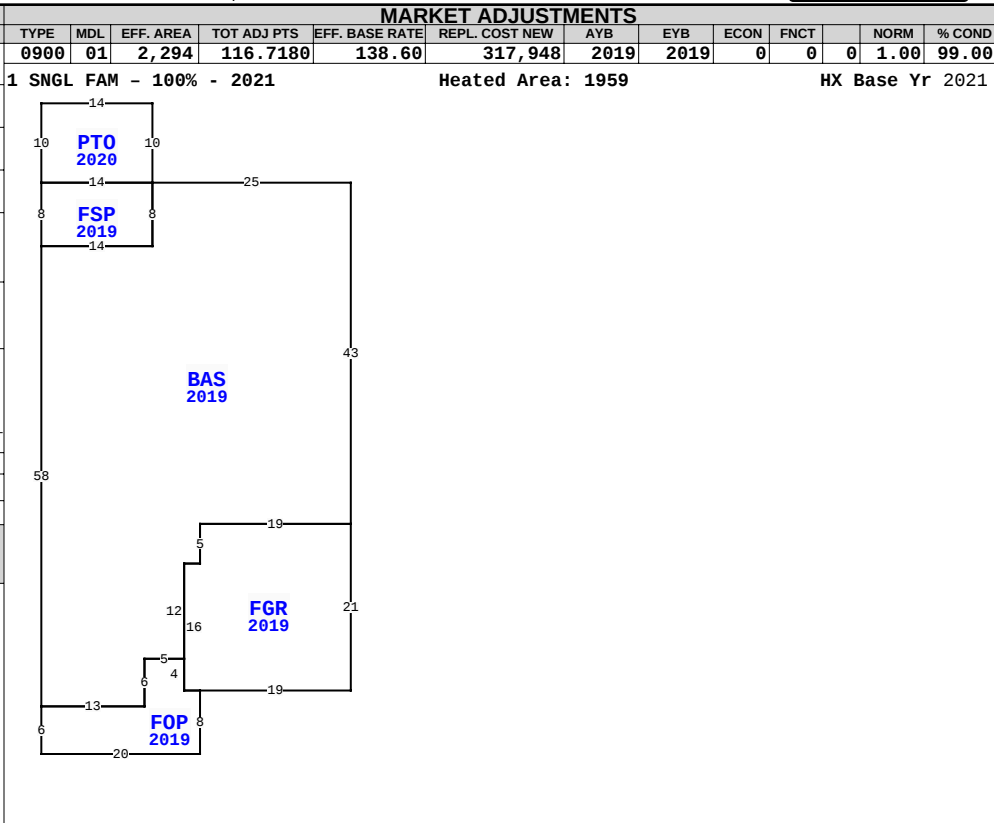
NEIGHBORHOOD/LOC	4085.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,959	100	1,959	268,802
FGR	431	55	237	32,520
FOP	154	30	46	6,312
FSP	112	40	45	6,175
PTO	140	5	7	960

TOTALS	2,796		2,294	314,769
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0855	CONC PAVER	0 100	0	0	656.00	SF	10.00	
2	0855	CONC PAVER	0 100	0	0	40.00	SF	10.00	
3	0911	SCRN RM A	0 100	10	14	140.00	SF	17.50	
4	0462	ST/AL FNC	0 100	0	0	400.00	SF	10.00	
5	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000136	C	SFR INT	100			0.00	0.00	1.00



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

TOTAL OB/XF									
13,263									

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		314,769	
TOTAL MARKET OB/XF VALUE		13,263	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		403,032	
SOH/AGL Deduction		117,622	
ASSESSED VALUE		285,410	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		235,410	
TOTAL JUST VALUE		403,032	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		323,635	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004186	SCRN ROOM	11,400	07/02/2020
19010417	CO ISSUED	0	10/02/2019
B1903872	NEW CONSTR	269,375	04/17/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2357/0322	4/24/2020	SW	Q	I	01
GRANTOR: AVH NORTH FLORIDA LLC					
GRANTEE: COONEY JOHN FRANCIS					
2089/0966	12/16/2016	SW	U	V	37
GRANTOR: AW VENTURE II LLC					
GRANTEE: AVH NORTH FLORIDA L					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2019] W25 PTO=[YR=2020] N10 W14 S10 E14\$ FSP=[YR=2019] W14 S8 E14N8\$ S8 W14 S58 FOP=[YR=2019] S6 E20 N8 FGR=[YR=2019] E19 N21 W19 S5 W2 S16 E2\$ W2 N4 W5 S6 W13\$ E13 N6 E5 N12 E2 N5 E19 N43\$.									