

LOT 7 R673801
IN OR 1746/144
LITTLE ST MARYS EST #1 PB5/280

HAMPTON TIM/HAMPTON RYAN
1246 SOUTH 3RD STREET
FERNANDINA BEACH, FL 32034

2023

40-3N-25-1250-0007-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100	1,176	42,089
FOP	40	30	12	429
TOTALS	1,216		1,188	42,518

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	1242	WD DECK A	0	0	0	228.00	SF	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000102	C	SFR/MH	0		OR	0.00	0.00	4.07

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND													
0800	02	1,188	116.2000	81.34	96,632	1998	1998	0	0	0	56.00	44.00													
1 M/H 94+ - 0% - 0																									
Heated Area: 1176																									
HX Base Yr																									
Diagram showing a rectangular lot with dimensions 76 (width) and 16 (height). Inside the lot, there is a smaller rectangle labeled "FOP 1998" with dimensions 8 (width) and 5 (height). The area of the lot is labeled "BAS 1998".																									
152907 CR 108, YULEE																									
<table><tr><td>BLD DATE</td><td></td><td>LGL DATE</td><td></td></tr><tr><td>XF DATE</td><td></td><td>LAND DATE</td><td></td></tr><tr><td>INC DATE</td><td></td><td>AG DATE</td><td></td></tr></table>														BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE	
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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	1242	WD DECK A		0	0	0	228.00	SF	10.00	10.00	100	2000	2000	3	20	456	

TOTAL OB/XF													456
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA	
	OR	0.00	0.00	4.07	AC		1.00	1.00	1.00	18,000.00	18,000.00		

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4			Tax Dist:				
BUILDING MARKET VALUE				42,518			
TOTAL MARKET OB/XF VALUE				456			
TOTAL LAND VALUE - MARKET				73,260			
TOTAL MARKET VALUE				116,234			
SOH/AGL Deduction				43,939			
ASSESSED VALUE				72,295			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				72,295			
TOTAL JUST VALUE				116,234			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				105,466			