

LOT 35
FPL ESMT OR 1500/462
HAMPTON LAKES #1 PB 7/252

FKH SFR PROPCO J LP
1850 PARKWAY PLACE STE 900
MARIETTA, GA 30067

2024

13-2N-27-0720-0035-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	845	100	845	113,115
FGR	440	55	242	32,395
FOP	39	30	12	1,606
FOP	80	30	24	3,213
FUS	1,239	100	1,239	165,858
TOTALS	2,643		2,362	316,187

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
1	0811	CONCRETE B	0	0	0	0	611.00	SF	5.20	5.20	100	2009	2009	3

LAND DESCRIPTION														
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
1	000135	C	SFR CNSVTN	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0900	01	2,362	115.1500	143.94	339,986	2009	2009	0	0	0	7.00	93.00		
1 SNGL FAM - 0% - 2023														
Heated Area: 2084														
HX Base Yr														
85051 CHAMPLAIN DR, FERNANDINA BEACH														
BLD DATE 09/29/2009, XF DATE 09/29/2009, INC DATE, LGL DATE, LAND DATE, AG DATE, 06/13/2023, MLU														

NASSAU COUNTY PROPERTY														
PAGE 1 of 1														
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 4										Tax Dist:				
BUILDING MARKET VALUE										316,187				
TOTAL MARKET OB/XF VALUE										2,859				
TOTAL LAND VALUE - MARKET										75,000				
TOTAL MARKET VALUE										394,046				
SOH/AGL Deduction										12,676				
ASSESSED VALUE										381,370				
TOTAL EXEMPTION VALUE										0				
BASE TAXABLE VALUE										381,370				
TOTAL JUST VALUE										394,046				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										346,700				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001978	REPAIR/RRF	7,500	02/04/2022
C22458	CO ISSUED	0	08/24/2009
M14588	MECH OTHER	0	06/01/2009
B22458	NEW CONSTR	170,016	05/01/2009
P13764	PLUMBING	0	05/01/2009
R11868	REPAIR/RRF	4,380	05/01/2009

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2554/1302	4/11/2022	WD	Q	I	01	387,500	
GRANTOR:BUYING JAX HOMES LL &							
GRANTEE:FKH SFR PROPCO J LP							
2536/1024	2/02/2022	WD	U	I	37	322,500	
GRANTOR:SULLIVAN WILLIAM T &							
GRANTEE:BUYING JAX HOMES LL							

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2009] W15 FOP=[YR=2009] N8 W10 S8 E10 \$ W20 S35 E8 FOP=[YR=2009] S5 E9 N2 FGR=[YR=2009] E18 N22 W20 S22 E2\$ W2 N3 W7 \$ E7 N19 E20 N16 \$ PTR=E30 FUS=[YR=2009] E35 S36 W14 N1 W21 N35 \$ W30\$.														