

LOT 151
IN OR 2172/1654
HAMPTON LAKES #1 PB 7/252

HOPPE JOSHUA & AMY ELIZABETH
85076 MAJESTIC WALK CIRCLE
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0720-0151-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 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		5 100
Bathrooms		3.5 100
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	1,901	100	1,901	244,526
FGR	747	55	411	52,867
FOP	132	30	40	5,146
FOP	289	30	87	11,191
FUS	1,403	100	1,403	180,468
TOTALS	4,472		3,842	494,198

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	1,030.00	SF	10.00	10.00	100	2014
2	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2014
3	0861	POOL GUNIT	0 100	30	10	300.00	SF	85.00	85.00	100	2017
4	0911	SCRN RM A	0 100	40	20	800.00	SF	17.50	17.50	100	2017

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,842	107.1900	133.99	514,790	2014	2014	0	0	4.00	96.00
1 SNGL FAM - 100% - 2019 Heated Area: 3304 HX Base Yr 2019											
BLD DATE: 06/13/2023 MLU											

TOTAL OB/XF											
45,375											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		494,198	
TOTAL MARKET OB/XF VALUE		45,375	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		614,573	
SOH/AGL Deduction		201,637	
ASSESSED VALUE		412,936	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		362,936	
TOTAL JUST VALUE		614,573	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		593,881	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632382	POOL ENCLSR	24,552	05/01/2016
B1327963	CO ISSUED	0	05/16/2014
B1327963	NEW CONSTR	389,760	11/01/2013

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2172/1654	1/23/2018	WD	Q	I	01
					SALE PRICE
					450,000
GRANTOR: KUDLATS DAVID & SUSAN					
GRANTEE: HOPPE JOSHUA & AMY					
1917/1161	5/16/2014	SW	Q	I	01
					382,400
GRANTOR: GP HOMES LLC					
GRANTEE: KUDLATS DAVID & SUS					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2014] U4 L4 W6 FOP=[YR=2014] N7 W27 S11 E23 U4 R4 \$ D4 L4 W23 N11 W15 S48 E12 FOP=[YR=2014] S6 E19 FGR=[YR=2014] S7 E21 N8 E12 N22 W12 S7 W21 S16 \$ N6 W12 N3 W6 S3 W1 \$ E1 N3 E6 S3 E12 N10E21 N27 \$ PTR= E30 FUS=[YR=2014] E39 S28 W8 S11 W13 N1 W6 N1 W12 N37 \$ W30 \$.											