

LOT 74
HAMPTON LAKES PHASE 3
OR 2229/288

WRIGHT TIMOTHY G & VALARIE J
85456 FALLEN LEAF DR
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0722-0074-0000



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 90
Interior Wall	06	CUST PANEL 10
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		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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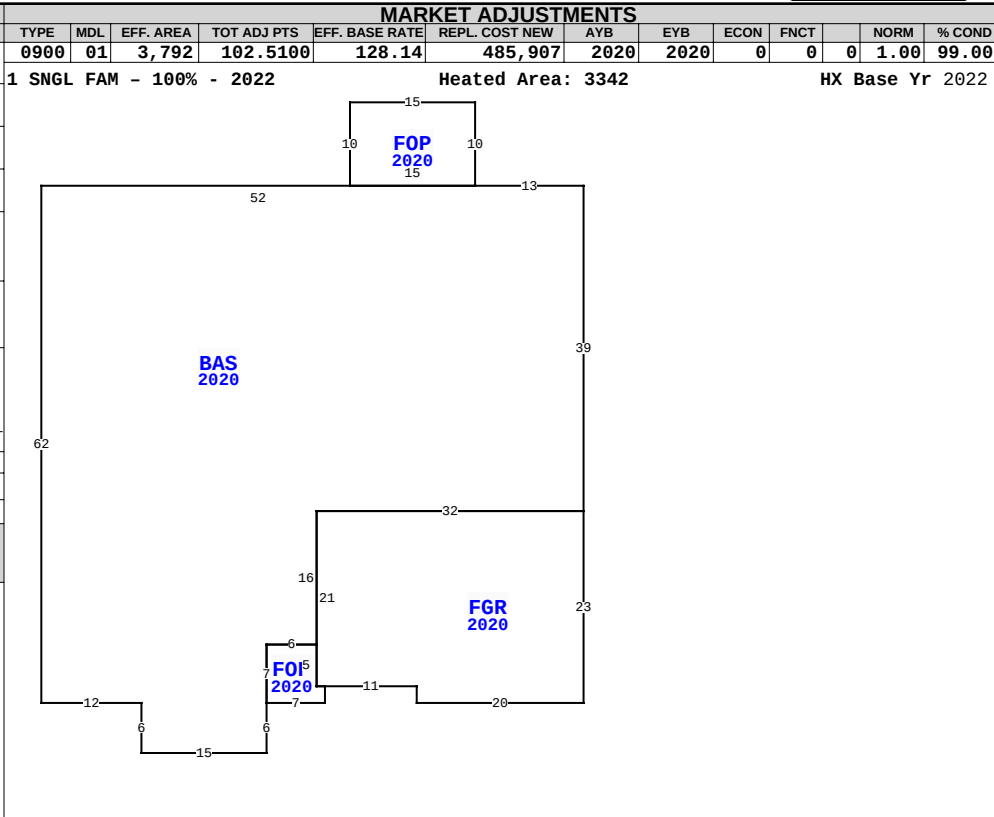
NEIGHBORHOOD/LOC	4085.0100
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,342	100	3,342	423,962
FGR	712	55	392	49,729
FOP	44	30	13	1,649
FOP	150	30	45	5,708

TOTALS	4,248		3,792	481,048
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVER	0	100	0	0	1,207.00	SF	10.00		
2	0462	ST/AL FNC	0	100	0	0	960.00	SF	10.00		
3	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00		
4	0861	POOL GUNIT	0	100	30	12	360.00	SF	85.00		
5	0855	CONC PAVER	0	100	0	0	859.00	SF	10.00		
6	0911	SCRN RM A	0	100	0	0	1,950.00	SF	17.50		
7	0855	CONC PAVER	0	100	0	0	731.00	SF	10.00		
8	0855	CONC PAVER	0	100	4	11	44.00	SF	10.00		
9	0855	CONC PAVER	0	100	4	11	44.00	SF	10.00		

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	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	



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

TOTAL OB/XF											
97,972											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		481,048	
TOTAL MARKET OB/XF VALUE		97,972	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		654,020	
SOH/AGL Deduction		130,972	
ASSESSED VALUE		523,048	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		468,048	
TOTAL JUST VALUE		654,020	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		634,520	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004705	ADDITION	40,613	04/15/2021
20005360	SWIM POOL	40,000	08/12/2020
20002327	CO ISSUED	0	03/16/2020
19008198	NEW CONSTR	450,084	08/01/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2426/0078	1/15/2021	WD Q	I	I	01
GRANTOR: MULHOLLAND TERESA A					
GRANTEE: WRIGHT TIMOTHY G &					
2358/0279	4/28/2020	SW Q	I	I	01
GRANTOR: AVH NORTH FLORIDA LLC					
GRANTEE: MULHOLLAND TERESA A					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2020] W13 FOP=[YR=2020] N10 W15 S10 E15\$ W52 S62 E12 S6 E15 N6 FOP=[YR=2020] E7 N2 FGR=[YR=2020] E11 S2 E20 N23 W32 S21 E1\$ W1 N5 W6 S7\$ N7 E6 N16 E32 N39\$.											