

LOT 78
HAMPTON LAKES PHASE 3
OR 2229/288

CUARTERO DAVID K
85526 FALLEN LEAF DR
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0722-0078-0000



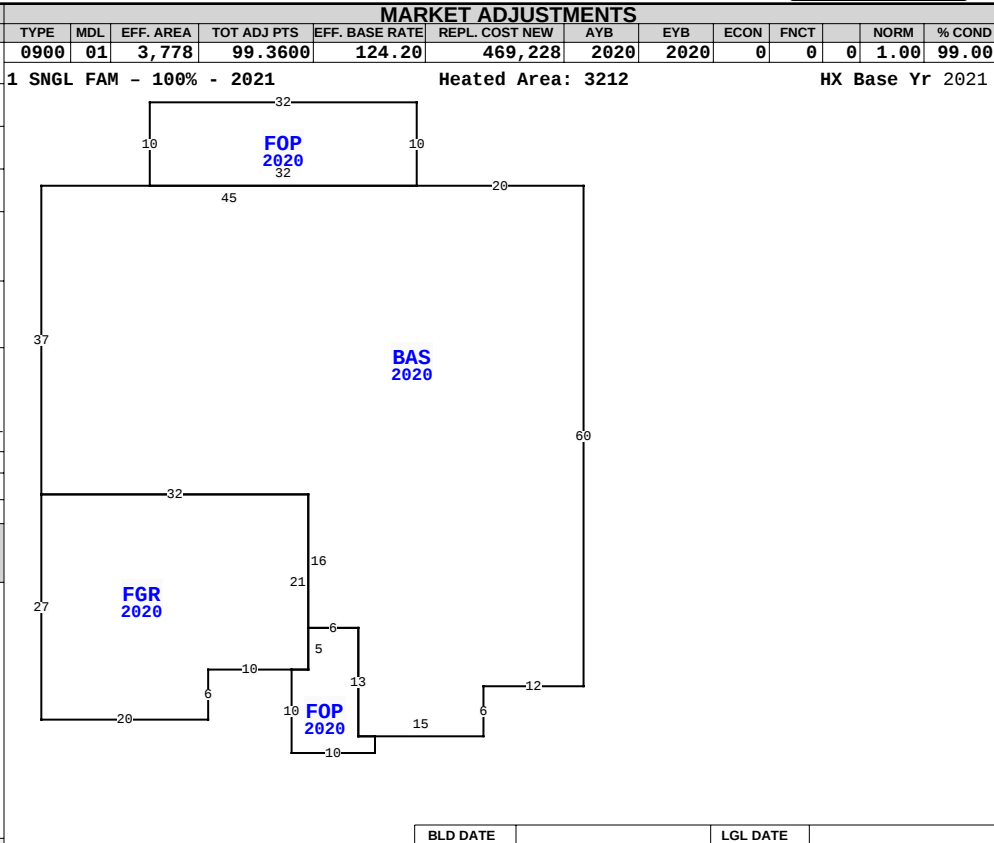
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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
NEIGHBORHOOD/LOC	4085.0100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,212	100	3,212	394,941
FGR	792	55	436	53,609
FOP	114	30	34	4,181
FOP	320	30	96	11,804
TOTALS	4,438		3,778	464,536

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	0855	CONC PAVER	0 100	0	0	1,207.00	SF	10.00	10.00	100	2020	2020	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
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT		1.00	1.00



TOTAL OB/XF													
11,949													

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11,949													

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		464,536	
TOTAL MARKET OB/XF VALUE		11,949	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		551,485	
SOH/AGL Deduction		144,470	
ASSESSED VALUE		407,015	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		357,015	
TOTAL JUST VALUE		551,485	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		530,486	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001338	CO ISSUED	0	02/13/2020
19008473	NEW CONSTR	444,034	08/08/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2684/885	12/12/2023	QC	U	I	11	100	
GRANTOR: CUARTERO LESLIE A							
GRANTEE: CUARTERO DAVID K							
2340/0336	2/18/2020	SW	Q	I	01	444,600	
GRANTOR: AVH NORTH FLORIDA LLC							
GRANTEE: CUARTERO DAVID K &							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2020] W20 FOP=[YR=2020] N10 W32 S10 E32\$ W45 S37 FGR=[YR=2020] S27 E20 N6 E10 FOP=[YR=2020] S10 E10 N2 W2 N13 W6 S5 W2\$ E2 N21 W32\$ E32 S16 E6 S13 E15 N6 E12 N60\$.													