

LOT 4
HAMPTON LAKES PHASE IV-B
OR 2320/460

SEVILLA JAIME SALAZAR & DOLORES DAYAO
85286 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0723-0004-0000



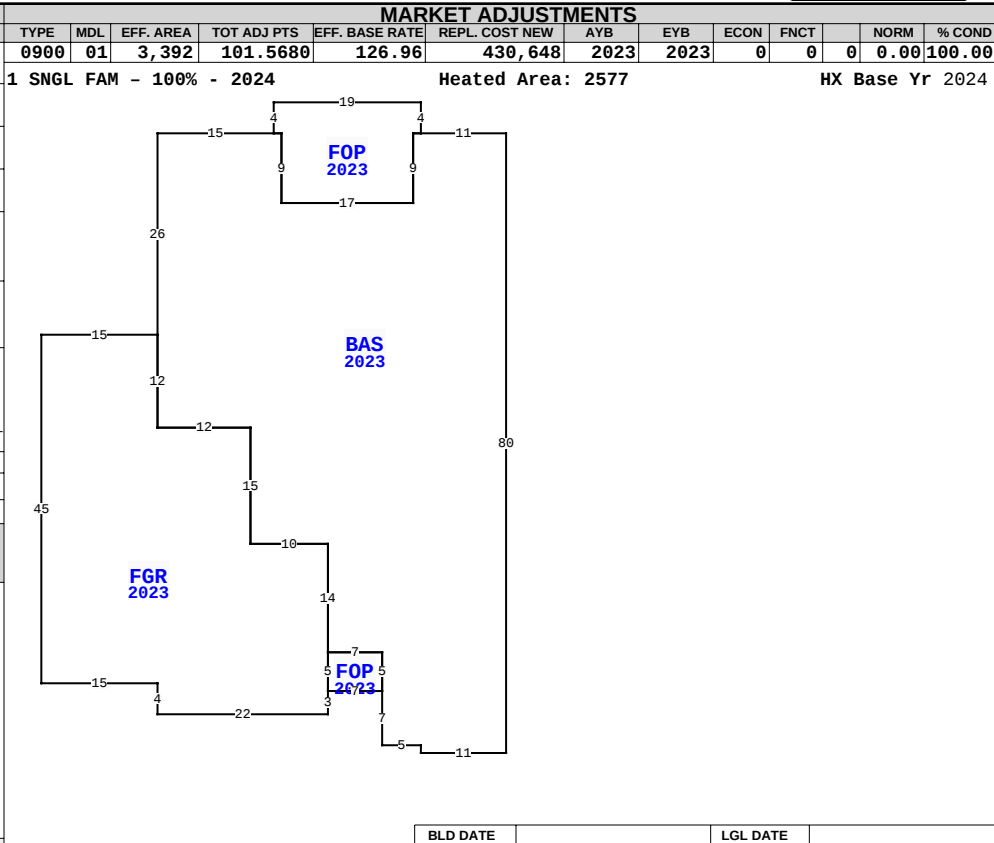
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,577	100	2,577	327,176
FGR	1,339	55	736	93,443
FOP	35	30	10	1,270
FOP	229	30	69	8,760
TOTALS	4,180		3,392	430,648

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	1,446.00	SF	10.00	10.00	100	2023

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	



TOTAL OB/XF											
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	

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
STANDARD											
VALUATION BY											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE 430,648											
TOTAL MARKET OB/XF VALUE 14,460											
TOTAL LAND VALUE - MARKET 75,000											
TOTAL MARKET VALUE 520,108											
SOH/AGL Deduction 0											
ASSESSED VALUE 520,108											
TOTAL EXEMPTION VALUE HX HB 50,000											
BASE TAXABLE VALUE 470,108											
TOTAL JUST VALUE 520,108											
NCON VALUE 445,108											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 75,000											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230005318	CO		04/25/2023
22003970	NEW CONSTR	471,011	03/14/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2645/152	5/26/2023	SW	Q	I	01	637,900	
GRANTOR: RICHMOND AMERICAN HOM							
GRANTEE: SEVILLA JAIME SALAZ							
2464/0053	5/21/2021	SW	Q	V	05	5,279,000	
GRANTOR: AW VENTURE II LLC							
GRANTEE: RICHMOND AMERICAN H							

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2023;ORIG=80,0] W11 W1 S9 W17 N9 W1 W15 S26 S12 E12 S15 E10 S14 E7 S5 S7 E5 S1 E11 N80 \$											
FOP=[YR=2023;ORIG=50,-4] E19 S4 W1 S9 W17 N9 W1 N4 \$											
FGR=[YR=2023;ORIG=20,26] E15 S12 E12 S15 E10 S14 S5 S3 W22 N4 W15 N45 \$											
FOP=[YR=2023;ORIG=57,67] E7 S5 W7 N5 \$											