

LOT 17
HAMPTON LAKES PHASE IV-A
OR 2343/796

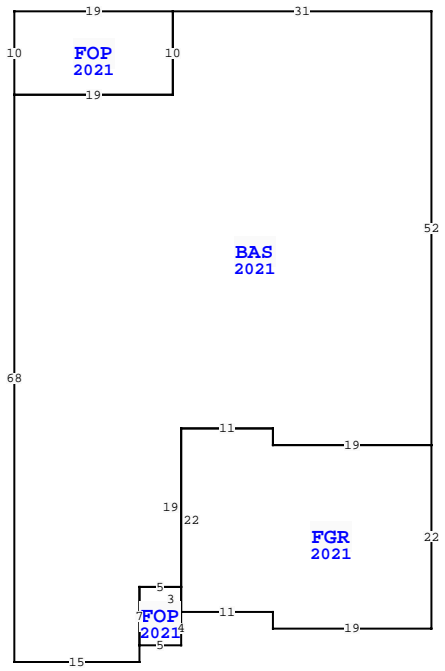
TUCKER WILLIAM/
85390 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0723-0017-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	60
Interior Floo	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3.5	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	4077.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,863	100	2,863
FGR	660	55	363
FOP	35	30	10
FOP	190	30	57
TOTALS	3,748		3,293

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,293	109.2960	136.62	449,890	2021	2021	0	0	0.50	99.50
1 SNGL FAM - 100% - 2022										Heated Area: 2863	HX Base Yr 2022



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			447,641
TOTAL MARKET OB/XF VALUE			5,483
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			528,124
SOH/AGL Deduction			95,399
ASSESSED VALUE			432,725
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			382,725
TOTAL JUST VALUE			528,124
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			507,936

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20013072	NEW CONSTR	391,812	12/30/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	6/24/2021	CN	Q	I	02	389,600
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: TUCKER WILLIAM						
2373/0856	7/02/2020	SW	Q	V	05	3,194,300
GRANTOR: AW VENTURE II LLC						
GRANTEE: RICHMOND AMERICAN H						

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	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	0			5.20	100	2021	2021	3	99	5,483	

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

BUILDING DIMENSIONS														
BAS=[YR=2021] W31 FOP=[YR=2021] W19 S10 E19 N10S10 W19 S68 E15 N2 FOP=[YR=2021] E5 N4 FGR=[YR=2021] E11 S2 E19 N22 W19 N2 W11 S22\$ N3 W5 S7\$ N7 E5 N19 E11 S2 E19 N52\$.														

LAND DESCRIPTION															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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							