

LOT 19
HAMPTON LAKES PHASE IV-A
OR 2343/796

BALLARD DAVID A
85406 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0723-0019-0000

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		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	3,871	107.1900	133.99	518,675	2021	2021	0	0	0.50	99.50		
1 SNGL FAM - 100% - 2022 Heated Area: 3187 HX Base Yr													

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

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	3,187	100	3,187	424,891
FGR	1,113	55	612	81,592
FOP	49	30	15	2,000
FOP	189	30	57	7,599
TOTALS	4,538		3,871	516,082

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	0855	CONC PAVR	0	100	0	1,388.00	SF	10.00	10.00	100	2021	2021	3	99	13,741	

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	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							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			516,082
TOTAL MARKET OB/XF VALUE			13,741
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			604,823
SOH/AGL Deduction			5,754
ASSESSED VALUE			599,069
TOTAL EXEMPTION VALUE	13		599,069
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			604,823
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			581,620

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240001593	IN-GROUND SWIMMIN	85,000	02/08/2024
21002185	NEW CONSTR	456,341	02/24/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2500/0184	9/20/2021	SW Q	Q	I	01	467,200
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: BALLARD DAVID A						
2373/0856	7/02/2020	SW Q	Q	V	05	3,194,300
GRANTOR: AW VENTURE II LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2021] W24 FOP=[YR=2021] W21 S9 E21 N9\$ S9 W21 N9 W15 S29 FGR=[YR=2021] S44 E15 S2 E21 N1 FOP=[YR=2021] E7 N7 W7 S7\$ N20 W15 N2 W6 N23 W15\$ E15 S23 E6 S2 E15 S13 E7 S13 E12 N2 E5 N78\$.													