

LOT 50
HAMPTON LAKES PHASE IV-A
OR 2343/796

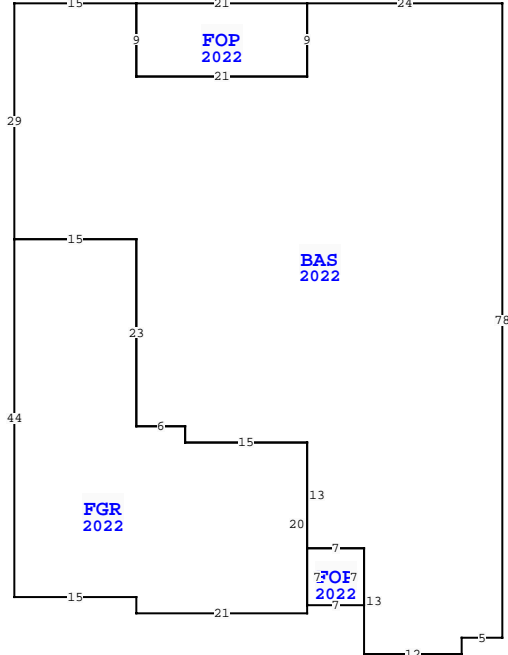
ELLSWORTH DAVID &/BAYS JASON
85214 NORTHFIELD COURT
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0723-0050-0000

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 100
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	100.8000	126.00	487,746	2022	2022	0	0	0.00	100.00		
1 SNGL FAM - 100% - 2024 Heated Area: 3187 HX Base Yr 2024													



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	401,562
FGR	1,113	55	612	77,112
FOP	49	30	15	1,890
FOP	189	30	57	7,182
TOTALS	4,538		3,871	487,746

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	1,326.00	SF	5.20	5.20	100	2022	2022	3	100	6,895	
2	0462	ST/AL FNC	0	100	0	528.00	SF	10.00	10.00	100	2022	2022	3	98	5,174	
3	0463	FENCE GATE	0	100	0	2.00	UT	300.00	300.00	100	2022	2022	3	99	594	

LAND DESCRIPTION		TOTAL OB/XF 12,663																						
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	000134	C	SFR POND	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			487,746
TOTAL MARKET OB/XF VALUE			12,663
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			575,409
SOH/AGL Deduction			128,341
ASSESSED VALUE			447,068
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			397,068
TOTAL JUST VALUE			575,409
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			551,134

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004897	CO ISSUED	0	03/31/2022
21004867	NEW CONSTR	481,440	05/06/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2554/0298	3/30/2022	SW Q	Q	I	01	619,600
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: ELLSWORTH DAVID & J						
2464/0053	5/21/2021	SW Q	Q	V	05	5,279,000
GRANTOR: AW VENTURE II LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2022] W24 FOP=[YR=2022] W21 S9 E21 N9\$ S9 W21 N9 W15 S29 FGR=[YR=2022] S44 E15 S2 E21 N1 FOP=[YR=2022] E7 N7 W7 S7\$ N20 W15 N2 W6 N23 W15\$ E15 S23 E6 S2 E15 S13 E7 S13 E12 N2 E5 N78\$.	