

LOT 77
HAMPTON LAKES PHASE IV-B
OR 2320/460

GEER MARIANA S & JOHN L
85337 FALL RIVER PARKWAY
FERNANDIAN BEACH, FL 32034

2024

13-2N-27-0723-0077-0000



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		3 100
Bathrooms		2.5 100
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	SUBAREA MARKET VALUE
BAS	3,067	100	3,067	373,711
FGR	1,098	55	604	73,597
FOP	42	30	13	1,584
FSP	324	40	130	15,840
TOTALS	4,531		3,814	464,733

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0	0	0	1,275.00	SF	4.00	4.00	100	2020

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	000134	C	SFR POND	0		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,814	98.4600	123.08	469,427	2020	2020	0	0	1.00	99.00
1 SNGL FAM - 0% - 0 Heated Area: 3067 HX Base Yr											
BLD DATE 06/13/2023 MLU											

TOTAL OB/XF											
5,049											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		464,733	
TOTAL MARKET OB/XF VALUE		5,049	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		544,782	
SOH/AGL Deduction		54,461	
ASSESSED VALUE		490,321	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		490,321	
TOTAL JUST VALUE		544,782	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		523,752	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011430	CO ISSUED	0	11/19/2020
20004196	NEW CONSTR	438,311	07/16/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2411/0904	11/19/2020	SW	Q	I	02
GRANTOR: RICHMOND AMERICAN HOM					
GRANTEE: GEER JOHN L & MARIA					
2373/0856	7/02/2020	SW	Q	V	05
GRANTOR: AW VENTURE II LLC					
GRANTEE: RICHMOND AMERICAN H					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2020] W24 FSP=[YR=2020] W36 S9 E36 N9\$ S9 W36 S20 FGR=[YR=2020] S44 E15 S2 E21 N2 FOP=[YR=2020] E7 N6 W7 S6\$ N18 W15 N3 W6 N23 W15\$ E15 S23 E6 S3 E15 S12 E7 S13 E12 N2 E5 N78\$.											