

LOT 78
HAMPTON LAKES PHASE IV-B
OR 2320/460

COOPER EDWIN LAWRENCE & KHALILAH
190 TANA DRIVE
FAYETTEVILLE, GA 30214

2024

13-2N-27-0723-0078-0000



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 60
Interior Floor	14	CARPET 40
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	2,863	100	2,863	362,828
FGR	660	55	363	46,003
FOP	35	30	10	1,267
FSP	190	40	76	9,631
TOTALS	3,748		3,312	419,730

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	0	0	1,576.00	SF	10.00	10.00	100	2022

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	3,312	101.3840	126.73	419,730	2022	2022	0	0	0.00	100.00
1 SNGL FAM - 0% - 2024 Heated Area: 2863 HX Base Yr											
85325 FALL RIVER PKWY, FERNANDINA BEACH											
BLD DATE: 06/13/2023 MLU											

TOTAL OB/XF											
15,760											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											PAGE 1 of 1 4
VALUATION BY											STANDARD
Tax Group: 4											Tax Dist:
BUILDING MARKET VALUE											419,730
TOTAL MARKET OB/XF VALUE											15,760
TOTAL LAND VALUE - MARKET											75,000
TOTAL MARKET VALUE											510,490
SOH/AGL Deduction											0
ASSESSED VALUE											510,490
TOTAL EXEMPTION VALUE											0
BASE TAXABLE VALUE											510,490
TOTAL JUST VALUE											510,490
NCON VALUE											0
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											489,492

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230007403			06/09/2023
21016726	NEW CONSTR	415,648	12/02/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2670/1554	9/29/2023	SW	Q	I	01	550,000	
GRANTOR: RICHMOND AMERICAN HOM							
GRANTEE: COOPER EDWIN LAWREN							
2464/0053	5/21/2021	SW	Q	V	05	5,279,000	
GRANTOR: AW VENTURE II LLC							
GRANTEE: RICHMOND AMERICAN H							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2022] W31 FSP=[YR=2022] W19 S10 E19 N10\$ S10 W19 S68 E15 N2 FOP=[YR=2022] E5 N4 FGR=[YR=2022] E11 S2 E19 N22 W19 N2 W11 S22\$ N3 W5 S7\$ N7 E5 N19 E11 S2 E19 N52\$.											