

LOT 89
HAMPTON LAKES PHASE IV-A
OR 2343/796

TAYLOR SHEILA MARIE & LINCOLN RICHARD
85401 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0723-0089-0000



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	11	CLAY TILE 70
Interior Floor	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

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

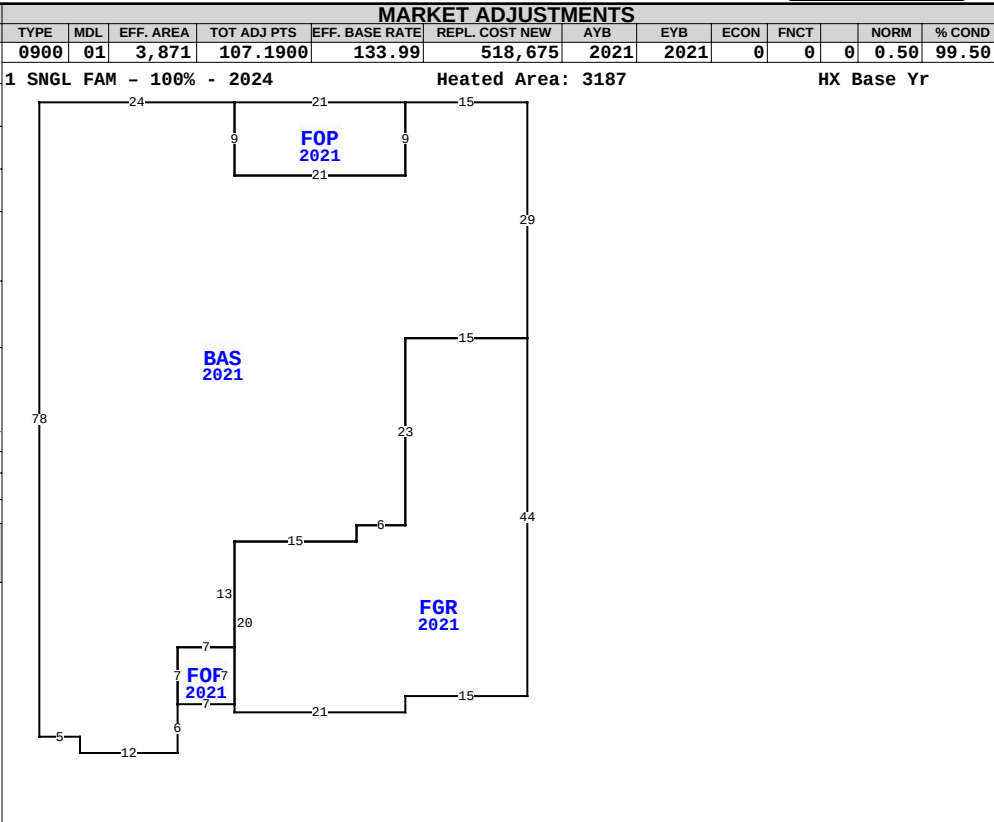
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4077.00		

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
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0855	CONC PAVER	0 100	0	0	1,447.00	SF	10.00	10.00	100
2	0463	FENCE GATE	0 100	0	0	3.00	UT	300.00	300.00	100
3	0462	ST/AL FNC	0 100	0	0	720.00	SF	10.00	10.00	100
4	0861	POOL GUNIT	1 100	0	0	396.00	SF	85.00	85.00	100
5	0855	CONC PAVER	1 100	0	0	1,225.00	SF	10.00	10.00	100
6	1076	TRELLIS A	1 100	0	0	120.00	SF	7.50	7.50	100

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT



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

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 PAVER	0 100	0	0	1,447.00	SF	10.00	10.00	100	2021	2021	3	99	14,325	
2	0463	FENCE GATE	0 100	0	0	3.00	UT	300.00	300.00	100	2021	2021	3	98	882	
3	0462	ST/AL FNC	0 100	0	0	720.00	SF	10.00	10.00	100	2021	2021	3	95	6,840	
4	0861	POOL GUNIT	1 100	0	0	396.00	SF	85.00	85.00	100	2023	2023		100	33,660	
5	0855	CONC PAVER	1 100	0	0	1,225.00	SF	10.00	10.00	100	2023	2023		100	12,250	
6	1076	TRELLIS A	1 100	0	0	120.00	SF	7.50	7.50	100	2023	2023		100	900	

TOTAL OB/XF											68,857					
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
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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		516,082	
TOTAL MARKET OB/XF VALUE		68,857	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		659,939	
SOH/AGL Deduction		0	
ASSESSED VALUE		659,939	
TOTAL EXEMPTION VALUE		13	659,939
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		659,939	
NCON VALUE		46,810	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		590,157	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003822	SWIM POOL	79,446	03/10/2022
20010869	NEW CONSTR	451,755	11/06/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2679/1602	11/10/2023	WD	Q	I	01	807,500	
GRANTOR: LESKO KEITH & ALISON							
GRANTEE: TAYLOR SHEILA MARIE							
2478/0013	7/01/2021	WD	Q	I	01	645,000	
GRANTOR: FALL RIVER TRUST							
GRANTEE: LESKO KEITH & ALISO							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2021] W15 FOP=[YR=2021] W21 S9 E21 N9\$ S9 W21 N9 W24 S78 E5 S2 E12 N6 FOP=[YR=2021] E7 FGR=[YR=2021] S1 E21 N2 E15 N44 W15 S23 W6 S2 W15 S20\$ N7 W7 S7\$ N7 E7 N13 E15 N2 E6 N23 E15 N29\$.									