

LOT 105
HAMPTON LAKES PHASE IV-A
OR 2343/796

DUBBERLY JAMES C JR & LAURA COLEMAN
85585 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0723-0105-0000



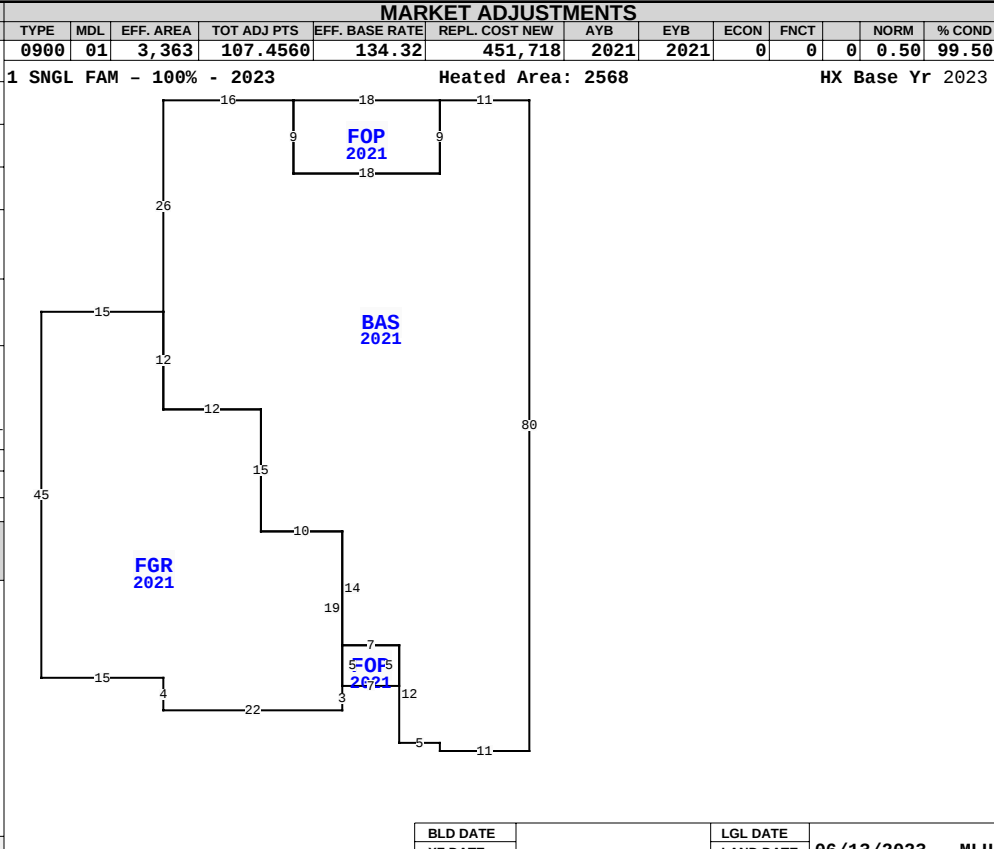
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,568	100	2,568	343,209
FGR	1,339	55	736	98,366
FOP	35	30	10	1,336
FOP	162	30	49	6,549
TOTALS	4,104		3,363	449,459

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
1	0812	CONCRETE C	0 100	0	0	1,409.00	SF	4.00	4.00	100	2021	2021	3	99

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00



TOTAL OB/XF														
5,580														

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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	449,459		
TOTAL MARKET OB/XF VALUE	5,580		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	530,039		
SOH/AGL Deduction	207,504		
ASSESSED VALUE	322,535		
TOTAL EXEMPTION VALUE	55,000		
BASE TAXABLE VALUE	267,535		
TOTAL JUST VALUE	530,039		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	509,755		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013628	CO ISSUED	0	10/06/2021
21003999	NEW CONSTR	410,586	04/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2600/0934	10/18/2022	WD	Q	I	01	640,000
GRANTOR: LAMB KELLY T & BRETT						
GRANTEE: DUBBERLY JAMES COLS						
2505/0077	10/08/2021	SW	Q	I	01	440,900
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: LAMB KELLY T & BRET						

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2021] W11 FOP=[YR=2021] W18 S9 E18 N9\$ S9 W18 N9 W16 S26 FGR=[YR=2021] W15 S45 E15 S4 E22 N3 FOP=[YR=2021] E7 N5 W7 S5\$ N19 W10 N15 W12 N12\$ S12 E12 S15 E10 S14 E7 S12 E5 S1 E11 N80\$.														