

LOT 114
HAMPTON LAKES PHASE IV-B
OR 2320/460

THATCHER JAMES H & CYNTHIA L
85205 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0723-0114-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	2,654	100	2,654	286,203
FGR	640	55	352	37,959
FOP	60	30	18	1,941
FSP	216	40	86	9,274
TOTALS	3,570		3,110	335,377

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	1,122.00	SF	10.00	10.00	100	2021

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,110	114.0846	108.38	337,062	2021	2021	0	0	0.50	99.50
1 SINGLE FAM - 0% - 0 Heated Area: 2654 HX Base Yr											
BLD DATE	03/06/2023	NW	LGL DATE	06/13/2023	MLU						
XF DATE			LAND DATE								
INC DATE			AG DATE								

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	0	0	1,122.00	SF	10.00	10.00	100	2021	2021	3	99	11,108	

LAND DESCRIPTION										TOTAL OB/XF					11,108			
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	LA VA	
1	000100	C	SFR	0		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		335,377			
TOTAL MARKET OB/XF VALUE		11,108			
TOTAL LAND VALUE - MARKET		75,000			
TOTAL MARKET VALUE		421,485			
SOH/AGL Deduction		0			
ASSESSED VALUE		421,485			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		421,485			
TOTAL JUST VALUE		421,485			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		406,426			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009917	NEW CONSTR	361,987	10/19/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2491/1993	8/27/2021	SW	Q	I	01
GRANTOR: LENNAR HOMES LLC					
GRANTEE: THATCHER JAMES H &					
2326/1909	12/20/2019	SW	Q	V	05
GRANTOR: AW VENTURE II LLC					
GRANTEE: LENNAR HOMES LLC					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2021] W14 FSP=[YR=2021] W18 S12 E18 N12\$ S12 W18 N12 W18 S50 FGR=[YR=2021] S21 E20 S1 E10 FOP=[YR=2021] S3 E6 N10 W6 S7\$ N22 W30\$ E30 S15 E6 S5 E14 N70\$.											