

LOT 115
HAMPTON LAKES PHASE IV-B
OR 2320/460

THOMAS BRADLEY DREW
85197 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0723-0115-0000



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	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,401	100	2,401	258,355
FGR	483	55	266	28,623
FOP	101	30	30	3,228
FSP	176	40	70	7,532
TOTALS	3,161		2,767	297,738

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	0 100	0	0	780.00	SF	10.00	10.00	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	100		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
0100	01	2,767	114.4080	108.69	300,745	2020	2020	0	0	1.00	99.00
1 SINGLE FAM - 100% - 2022 Heated Area: 2401 HX Base Yr											
BLD DATE	03/06/2023					NW	LGL DATE	06/13/2023			
XF DATE							LAND DATE				
INC DATE							AG DATE				

TOTAL OB/XF											
7,722											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										297,738	
TOTAL MARKET OB/XF VALUE										7,722	
TOTAL LAND VALUE - MARKET										75,000	
TOTAL MARKET VALUE										380,460	
SOH/AGL Deduction										2,463	
ASSESSED VALUE										377,997	
TOTAL EXEMPTION VALUE										13	377,997
BASE TAXABLE VALUE										0	
TOTAL JUST VALUE										380,460	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										366,987	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012344	CO ISSUED	0	12/10/2020
20009158	NEW CONSTR	324,314	09/30/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2425/1168	1/12/2021	SW	U	V	11	100	
GRANTOR: OPERATION FINALLY HOM							
GRANTEE: THOMAS BRADLEY DREW							
2425/1164	1/12/2021	SW	U	V	11	100	
GRANTOR: LENNAR HOMES LLC							
GRANTEE: OPERATION FINALLY H							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2020] W17 FSP=[YR=2020] W16 S11 E16 N11\$ S11 W16 N11 W12 S43 FGR=[YR=2020] S23 E20 FOP=[YR=2020] S9 E8 N2 W1 N13 W6 S6 W1\$ E1 N23 W21 \$ E21 S17 E6 S13 E18 N73\$.											