

LOT 118  
HAMPTON LAKES PHASE IV-B  
OR 2320/460

WEBB NANCY YVONNE  
85173 FALL RIVER PARKWAY  
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0723-0118-0000



| 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 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       | 2,660            | 100         | 2,660        | 293,185              |
| FGR       | 620              | 55          | 341          | 37,585               |
| FOP       | 60               | 30          | 18           | 1,984                |
| FSP       | 198              | 40          | 79           | 8,707                |
| TOTALS    | 3,538            |             | 3,098        | 341,462              |

#### 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 | OB/XF MKT VALUE | NOTES |
|-----|------------|-------------|---------|---|---|--------|----|--------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 1   | 0855       | CONC PAVER  | 0 100   | 0 | 0 | 975.00 | SF | 10.00  | 10.00          | 100       | 2022    | 2022        | 3 | 100    | 9,750           |       |
| 2   | 0462       | ST/AL FNC   | 0 100   | 0 | 0 | 456.00 | SF | 10.00  | 10.00          | 100       | 2022    | 2022        | 3 | 98     | 4,469           |       |
| 3   | 0463       | FENCE GATE  | 0 100   | 0 | 0 | 2.00   | UT | 300.00 | 300.00         | 100       | 2022    | 2022        | 3 | 99     | 594             |       |

| LAND DESCRIPTION |          |     | TOTAL OB/XF 14,813   |     |     |          |       |       |             |           |     |          |        |         |            |                |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|
| 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                | 000100   | C   | SFR                  | 100 |     | PUD      | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 75,000.00  | 75,000.00      |

REVIEW DATE 02/17/2022 BY NW

| TYPE                                                         | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
|--------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| 0100                                                         | 01  | 3,098     | 116.0166    | 110.22         | 341,462        | 2022 | 2022 | 0    | 0    | 0.00 | 100.00 |
| 1 SINGLE FAM - 100% - 2023 Heated Area: 2660 HX Base Yr 2023 |     |           |             |                |                |      |      |      |      |      |        |
|                                                              |     |           |             |                |                |      |      |      |      |      |        |
| 85173 FALL RIVER PKWY, FERNANDINA BEACH                      |     |           |             |                |                |      |      |      |      |      |        |
| BLD DATE 03/06/2023 NW LGL DATE 06/13/2023 MLU               |     |           |             |                |                |      |      |      |      |      |        |
| XF DATE                                                      |     |           |             |                |                |      |      |      |      |      |        |
| INC DATE                                                     |     |           |             |                |                |      |      |      |      |      |        |
| AG DATE                                                      |     |           |             |                |                |      |      |      |      |      |        |

| BUILDING NOTES                                                                                                                                                                   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BUILDING DIMENSIONS                                                                                                                                                              |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| BAS=[YR=2022] W14 FSP=[YR=2022] W18 S11 E18 N11\$ S11 W18 N11 W18 S50 FGR=[YR=2022] S21 E20 N1 E9 FOP=[YR=2022] S2 E9 N2 W2 N7 W6 S7 W1\$ E1 N20 W30\$ E30 S13 E6 S7 E14 N70 \$. |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

#### NASSAU COUNTY PROPERTY

| VALUATION BY              |           | STANDARD |
|---------------------------|-----------|----------|
| Tax Group: 4              | Tax Dist: |          |
| BUILDING MARKET VALUE     |           | 341,462  |
| TOTAL MARKET OB/XF VALUE  |           | 14,813   |
| TOTAL LAND VALUE - MARKET |           | 75,000   |
| TOTAL MARKET VALUE        |           | 431,275  |
| SOH/AGL Deduction         |           | 71,714   |
| ASSESSED VALUE            |           | 359,561  |
| TOTAL EXEMPTION VALUE     | HX HB WX  | 55,000   |
| BASE TAXABLE VALUE        |           | 304,561  |
| TOTAL JUST VALUE          |           | 431,275  |
| NCON VALUE                |           | 0        |
| INCOME VALUE              |           |          |
| PREVIOUS YEAR MKT VALUE   |           | 414,271  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 22001129   | CO ISSUED   | 0       | 01/20/2022 |
| 21004724   | NEW CONSTR  | 385,461 | 04/15/2021 |

| SALES DATA        |           |           |     |     |        |            |
|-------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2533/1153         | 1/26/2022 | SW        | Q   | I   | 01     | 402,300    |

GRANTOR: LENNAR HOMES LLC  
GRANTEE: WEBB NANCY YVONNE  
2478/1726 7/07/2021 SW U V 37 184,000  
GRANTOR: AG ESSENTIAL HOUSING  
GRANTEE: LENNAR HOMES LLC

| BUILDING NOTES                                                                                                                                                                   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BUILDING DIMENSIONS                                                                                                                                                              |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| BAS=[YR=2022] W14 FSP=[YR=2022] W18 S11 E18 N11\$ S11 W18 N11 W18 S50 FGR=[YR=2022] S21 E20 N1 E9 FOP=[YR=2022] S2 E9 N2 W2 N7 W6 S7 W1\$ E1 N20 W30\$ E30 S13 E6 S7 E14 N70 \$. |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |