

LOT 124
HAMPTON LAKES PHASE IV-B
OR 2320/460

STEPANIAN ARTHUR R JR & KELLY
85111 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0723-0124-0000



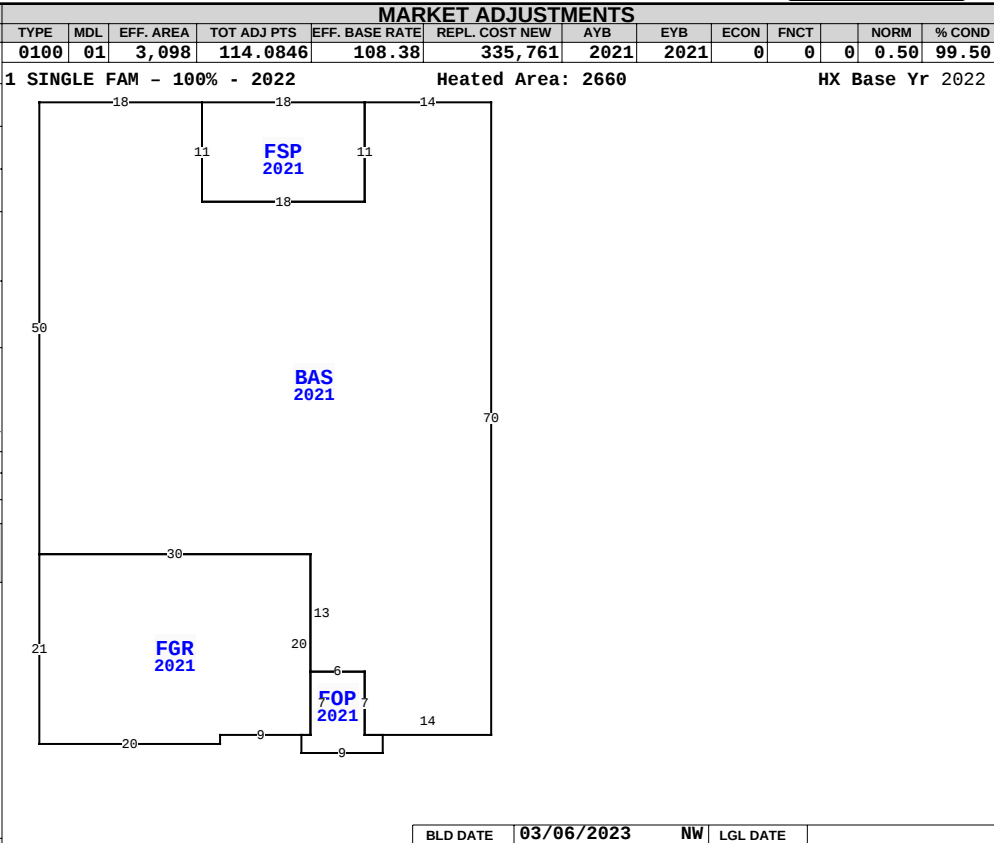
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,660	100	2,660	286,850
FGR	620	55	341	36,773
FOP	60	30	18	1,941
FSP	198	40	79	8,519
TOTALS	3,538		3,098	334,082

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	877.00	SF	10.00	10.00	100	2021

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	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	



BLD DATE	03/06/2023	NW	LGL DATE	06/13/2023	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		

TOTAL OB/XF											
8,682											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		334,082	
TOTAL MARKET OB/XF VALUE		8,682	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		417,764	
SOH/AGL Deduction		42,298	
ASSESSED VALUE		375,466	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		325,466	
TOTAL JUST VALUE		417,764	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		402,740	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002280	NEW CONSTR	365,259	02/25/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2515/1681	11/17/2021	SW	Q	I	01	380,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: STEPANIAN ARTHUR RO						
2466/1012	5/25/2021	SW	U	V	11	100
GRANTOR: AG ESSENTIAL HOUSING						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2021] W14 FSP=[YR=2021] W18 S11 E18 N11\$ S11 W18 N11 W18 S50 FGR=[YR=2021] S21 E20 N1 E9 FOP=[YR=2021] S2 E9 N2 W2 N7 W6 S7 W1\$ E1 N20 W30\$ E30 S13 E6 S7 E14 N70 \$.											