

LOT 4
HAMPTON LAKES PHASE V-A
OR 2409/1745

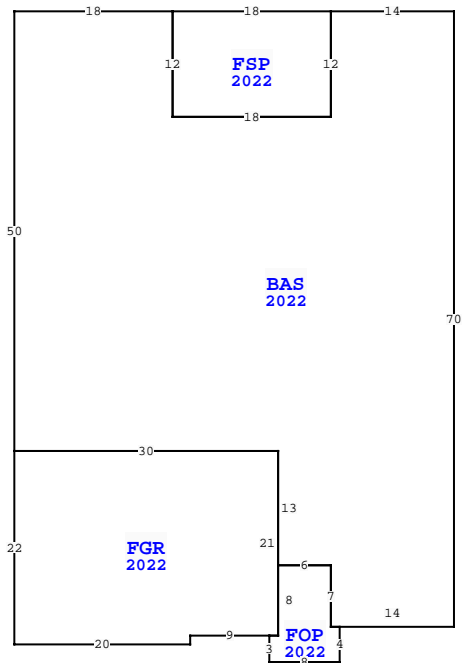
YUHAS MICHAEL JOSEPH
84959 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0724-0004-0000

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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	3,108	116.0166	110.22	342,564	2022	2022	0	0	0.00	100.00		
1 SINGLE FAM - 0% - 2023 Heated Area: 2642 HX Base Yr													



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	2,642	100	2,642	291,201
FGR	650	55	358	39,459
FOP	73	30	22	2,425
FSP	216	40	86	9,479
TOTALS	3,581		3,108	342,564

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		342,564
TOTAL MARKET OB/XF VALUE		11,600
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		429,164
SOH/AGL Deduction		0
ASSESSED VALUE		429,164
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		429,164
TOTAL JUST VALUE		429,164
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		412,008

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004800	CO ISSUED	0	06/17/2022
21004800	NEW CONSTR	385,820	05/05/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2579/0996	6/21/2022	SW Q	Q	I	01	427,900
GRANTOR: LENNAR HOMES LLC						
GRANTEE: YUHAS MICHAEL JOSEPH						
2512/1988	11/08/2021	SW U	V	V	37	308,000
GRANTOR: AG ESSENTIAL HOUSING						
GRANTEE: LENNAR HOMES LLC						

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	0	0	0		10.00	100	2022	2022	3	100	11,600	

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

BUILDING NOTES	

BUILDING DIMENSIONS
 BAS=[YR=2022] W14 FSP=[YR=2022] W18 S12 E18 N12\$ S12 W18 N12
 W18 S50 FGR=[YR=2022] S22 E20 N1 E9 FOP=[YR=2022] S3 E8 N4
 W1 N7 W6 S8 W1\$ E1 N21 W30\$ E30 S13 E6 S7 E14 N70 \$.

LAND DESCRIPTION														TOTAL OB/XF										
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	SFR CNSVTN	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							