

LOT 5
HAMPTON LAKES PHASE V-A
OR 2409/1745

ROBERTS MICHAEL E & SARAH B
84951 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0724-0005-0000

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|--------------|
| ELEMENT | CD | | |
| 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 | | 2 | 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 |
| BAS | 2,266 | 100 | 2,266 |
| FGR | 618 | 55 | 340 |
| FOP | 48 | 30 | 14 |
| FOP | 240 | 30 | 72 |
| TOTALS | 3,172 | | 2,692 |
| | | | 304,438 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 0100 | 01 | 2,692 | 119.0448 | 113.09 | 304,438 | 2022 | 2022 | 0 | 0 | 0.00 | 100.00 | |

1 SINGLE FAM - 0% - 2023 Heated Area: 2266 HX Base Yr

| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 4 |
|---------------------------|--|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 4 | | Tax Dist: | |
| BUILDING MARKET VALUE | | | 304,438 |
| TOTAL MARKET OB/XF VALUE | | | 9,640 |
| TOTAL LAND VALUE - MARKET | | | 75,000 |
| TOTAL MARKET VALUE | | | 389,078 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 389,078 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 389,078 |
| TOTAL JUST VALUE | | | 389,078 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 373,868 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| 22010633 | CO ISSUED | 0 | 07/13/2022 |
| 21006444 | NEW CONSTR | 333,357 | 07/01/2021 |

| SALES DATA | | | | | | |
|-------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2579/1945 | 7/22/2022 | SW | Q | I | 01 | 388,600 |

GRANTOR: LENNAR HOMES LLC
GRANTEE: ROBERT MICHAEL EUGE

| | | | | | | |
|-----------|------------|----|---|---|----|---------|
| 2512/1988 | 11/08/2021 | SW | U | V | 37 | 308,000 |
|-----------|------------|----|---|---|----|---------|

GRANTOR: AG ESSENTIAL HOUSING
GRANTEE: LENNAR HOMES LLC

| BLD DATE | | 03/06/2023 | NW | LGL DATE | 06/13/2023 | MLU |
|----------|--|------------|----|----------|------------|-----|
| XF DATE | | | | | | |
| INC DATE | | | | | | |

| 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 | 964.00 | SF | 10.00 | 10.00 | 100 | 2022 | 2022 | 3 | 100 | 9,640 | |

| BUILDING NOTES | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| BAS=[YR=2022] W13 FOP=[YR=2022] W20 S12 E20 N12\$ S12 W20 N12 W16 S46 FGR=[YR=2022] S20 E10 S2 E19 N11 FOP=[YR=2022] E6 N8 W6 S8\$ N11 W29\$ E29 S3 E6 S13 E2 S1 E10 N1 E2 N62\$. | |

| LAND DESCRIPTION | | TOTAL OB/XF | | | | | | | | | | | | | 9,640 | | | | | | | | | |
|------------------|----------|-------------|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPHT 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 | | | | | | | |