

LOT 8
HAMPTON LAKES PHASE V-A
OR 2409/1745

SENNE JOANNE & DONALD GEORGE
84919 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0724-0008-0000



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	600	55	330
FOP	48	30	14
FOP	240	30	72
TOTALS	3,154		2,682
			303,307

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,682	119.0448	113.09	303,307	2022	2022	0	0	0.00	100.00

1 SINGLE FAM - 100% - 2023 Heated Area: 2266 HX Base Yr 2023

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			303,307
TOTAL MARKET OB/XF VALUE			15,500
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			393,807
SOH/AGL Deduction			3,649
ASSESSED VALUE			390,158
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			340,158
TOTAL JUST VALUE			393,807
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			378,794

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014584	CO ISSUED	0	09/23/2022
22000636	NEW CONSTR	381,501	01/11/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2595/1753	9/28/2022	SW	Q	I	01	460,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: SENNE JOANNE & DONA						
2520/1612	12/07/2021	SW	Q	V	05	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	100	0	632.00	SF	10.00	10.00	100	2022	2022	3	100	6,320	
2	0855	CONC PAVER	0	100	10	200.00	SF	10.00	10.00	100	2022	2022	3	100	2,000	
3	0462	ST/AL FNC	0	100	0	672.00	SF	10.00	10.00	100	2022	2022	3	98	6,586	
4	0463	FENCE GATE	0	100	0	2.00	UT	300.00	300.00	100	2022	2022	3	99	594	

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] W16 FOP=[YR=2022] W20 S12 E20 N12\$ S12 W20 N12 W13 S62 E2 S1 E10 N1 E2 N5 FOP=[YR=2022] E6 FGR=[YR=2022] S11 E10 N2 E19 N20 W29 S11\$ N8 W6 S8\$ N8 E6 N3 E29 N46\$.	

LAND DESCRIPTION		TOTAL OB/XF															15,500							
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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							