

LOT 23
HAMPTON LAKES PHASE V-A
OR 2409/1745

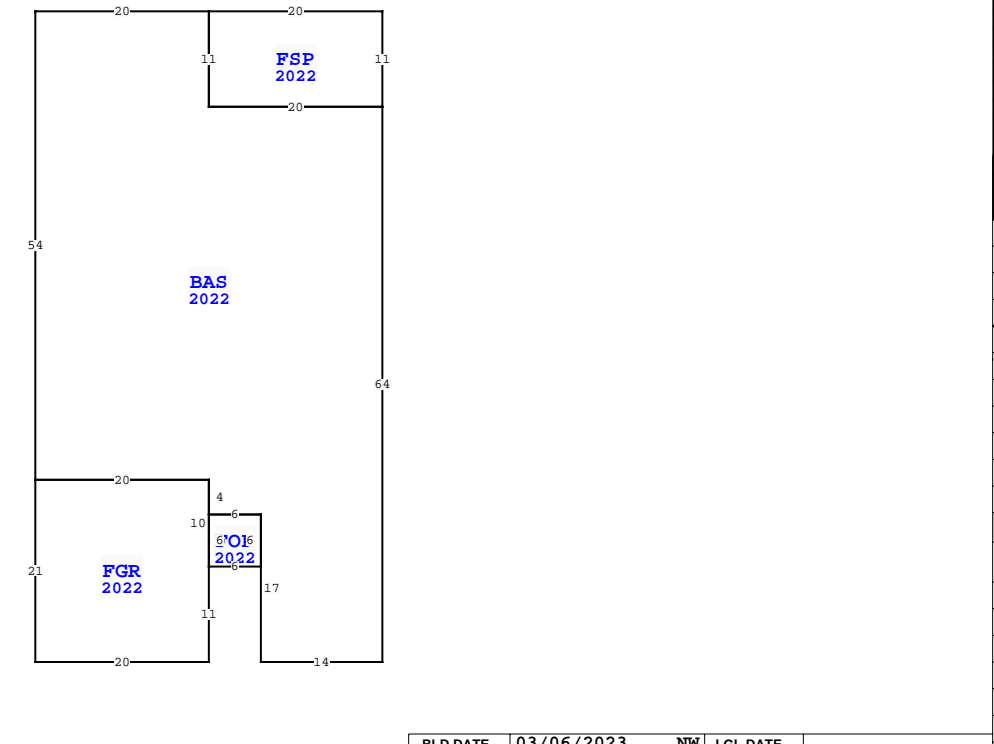
SCHOEMAN CARLTON LEE SMEDLEY/LEE MARY RUTH
85268 SAGAMORE COURT
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0724-0023-0000

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 Floor	11	CLAY TILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	03	MASONRY	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	2,588	117.7344	111.85	289,468	2022	2022	0	0	0.00	100.00



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	2,258	100	2,258	252,557
FGR	420	55	231	25,837
FOP	36	30	11	1,230
FSP	220	40	88	9,843
TOTALS	2,934		2,588	289,468

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	582.00	SF	10.00	10.00	100	2022	2022	3	100	5,820	
2	0861	POOL GUNIT	0	100	23	12	276.00	SF	85.00	85.00	100	2024	2023		100	23,460	
3	0911	SCRN RM A	0	100	35	30	1,050.00	SF	17.50	17.50	100	2024	2023		100	18,375	
4	0811	CONCRETE B	0	100	0	0	1,394.00	SF	5.20	5.20	100	2024	2023		100	7,249	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			289,468
TOTAL MARKET OB/XF VALUE			56,904
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			421,372
SOH/AGL Deduction			0
ASSESSED VALUE			421,372
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			371,372
TOTAL JUST VALUE			421,372
NCON VALUE			53,545
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			353,483

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230004645	POOL ENCL	21,796	04/11/2023
23000164	SWIM POOL	87,382	01/05/2023
22015652	CO ISSUED	0	10/19/2022
21015931	NEW CONSTR	367,382	11/16/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2599/0044	10/24/2022	SW	Q	I	02	466,400

GRANTOR: LENNAR HOMES LLC
GRANTEE: SCHOEMAN CARLTON L
2583/1037 8/08/2022 WD Q V 05 1,154,700
GRANTOR: AG ESSENTIAL HOUSING
GRANTEE: LENNAR HOMES LLC

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2022;ORIG=-20,0] W20 S54 E20 S4 E6 S17 E14 N64 W20 N11 \$
FGR=[YR=2022;ORIG=-40,54] S21 E20 N11 N10 W20 \$
FSP=[YR=2022;ORIG=0,0] W20 S11 E20 N11 \$
FOP=[YR=2022;ORIG=-20,64] E6 N6 W6 S6 \$

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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000									