

LOT 27
HAMPTON LAKES PHASE V-A
OR 2409/1745

RICHARDSON-MUNOZ JEANNETTE/RICHARDSON IAN ALEXANDE
85241 SAGAMORE CT
FERNANDINA BEACH, FL 32034

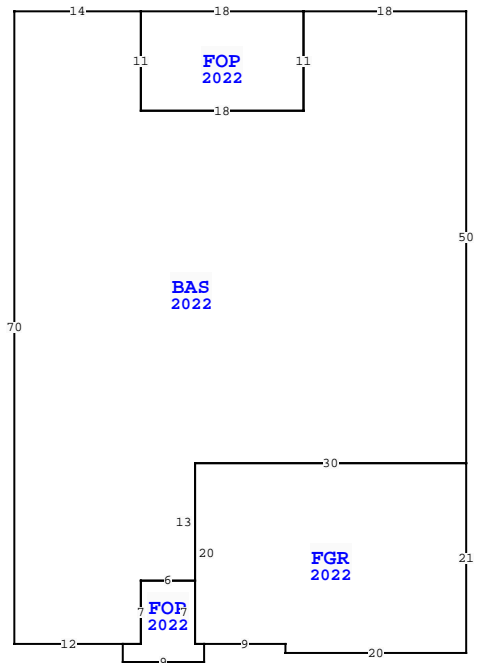
2024

13-2N-27-0724-0027-0000



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	13	LVT/LAMMT	60
Interior Floo	14	CARPET	40
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
BAS	2,660	100	2,660
FGR	620	55	341
FOP	60	30	18
FOP	198	30	59
TOTALS	3,538		3,078
			316,942

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2023								
Heated Area: 2660						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				316,942		
TOTAL MARKET OB/XF VALUE				8,650		
TOTAL LAND VALUE - MARKET				75,000		
TOTAL MARKET VALUE				400,592		
SOH/AGL Deduction				4,310		
ASSESSED VALUE				396,282		
TOTAL EXEMPTION VALUE				50,000		
BASE TAXABLE VALUE				346,282		
TOTAL JUST VALUE				400,592		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				384,740		
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
22018537	CO ISSUED	0	12/16/2022			
22001536	NEW CONSTR	439,081	01/26/2022			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2611/0428	12/29/2022	SW	Q	I	01	460,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: RICHARDSON IAN A &						
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] W18 FOP=[YR=2022] W18 S11 E18 N11\$ S11 W18 N11 W14 S70 E12 FOP=[YR=2022] S2 E9 N2 FGR=[YR=2022] E9 S1 E20 N21 W30 S20 E1\$ W1 N7 W6 S7 W2\$ E2 N7 E6 N13 E30 N50\$.						

EXTRA FEATURES												TOTAL OB/XF		LAND DESCRIPTION																										
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	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	0855	CONC PAVER	0	100	0	0			865.00	SF	10.00							SFR	100			PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							