

LOT 28  
HAMPTON LAKES PHASE V-A  
OR 2409/1745

AVARD RONALD LEO & DELAINE L  
85223 SAGAMORE COURT  
FERNANDINA BEACH, FL 32034

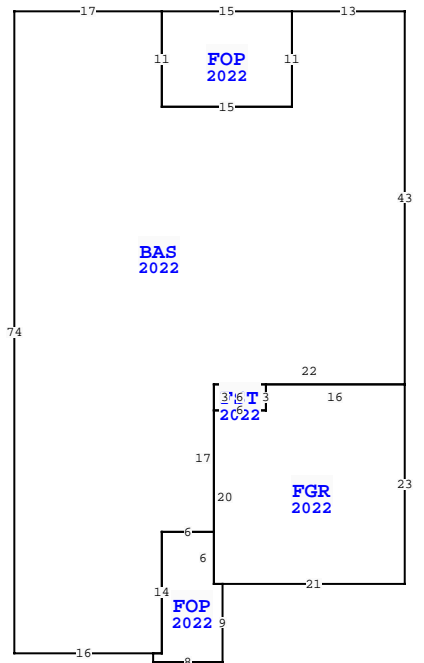
2024

13-2N-27-0724-0028-0000



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	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	2,399	100	2,399
FGR	488	55	268
FOP	100	30	30
FOP	165	30	50
FST	18	55	10
TOTALS	3,170		2,757
			316,283

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: 2399						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		316,283			
TOTAL MARKET OB/XF VALUE		13,309			
TOTAL LAND VALUE - MARKET		75,000			
TOTAL MARKET VALUE		404,592			
SOH/AGL Deduction		4,037			
ASSESSED VALUE		400,555			
TOTAL EXEMPTION VALUE		50,000		HX HB	
BASE TAXABLE VALUE		350,555			
TOTAL JUST VALUE		404,592			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		388,888			
PERMIT NUM					
DESCRIPTION		AMT		ISSUED	
22013698	CO ISSUED	0		09/14/2022	
22001543	NEW CONSTR	393,679		01/26/2022	
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U / I /	RSN CD	SALE PRICE
2592/1516	9/23/2022	SW Q	Q I	02	464,500
GRANTOR: LENNAR HOMES LLC					
GRANTEE: AVARD RONALD LEO &					
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] W13 FOP=[YR=2022] W15 S11 E15 N11\$ S11 W15 N11 W17 S74 E16 FOP=[YR=2022] S1 E8 N9 FGR=[YR=2022] E21 N23 W16 FST=[YR=2022] W6S3E6N3\$ S3W6S20 E1\$ W1 N6 W6 S14 W1\$ E1 N14 E6 N17 E22 N43\$.					

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	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000								