

LOT 33  
HAMPTON LAKES PHASE V-A  
OR 2409/1745

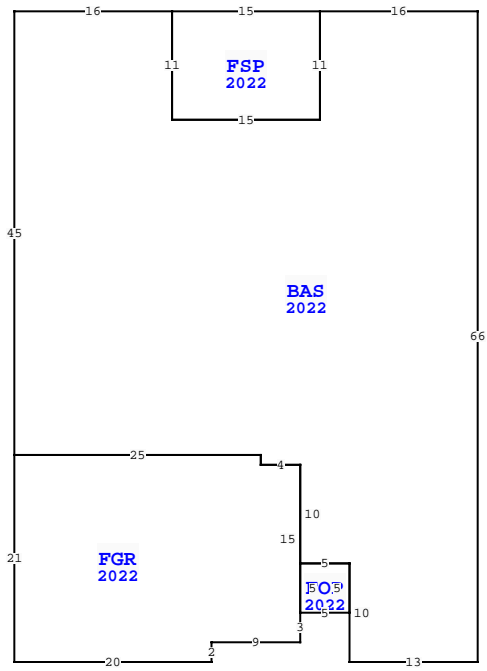
ALWINE MARGARET ANNE  
85132 POPLAR BREEZE WAY  
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0724-0033-0000

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,679	120.7584	114.72	307,335	2022	2022	0	0	0.00	100.00		
1 SINGLE FAM - 100% - 2024 Heated Area: 2282 HX Base Yr 2024													



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	2,282	100	2,282	261,791
FGR	587	55	323	37,055
FOP	25	30	8	918
FSP	165	40	66	7,572
TOTALS	3,059		2,679	307,335

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE				307,335
TOTAL MARKET OB/XF VALUE				9,130
TOTAL LAND VALUE - MARKET				75,000
TOTAL MARKET VALUE				391,465
SOH/AGL Deduction				0
ASSESSED VALUE				391,465
TOTAL EXEMPTION VALUE	HX HB			50,000
BASE TAXABLE VALUE				341,465
TOTAL JUST VALUE				391,465
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				376,087

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018607	CO ISSUED	0	12/21/2022
22004048	NEW CONSTR	376,981	03/15/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2610/1337	12/28/2022	SW	Q	I	01	423,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: ALWINE MARGARET ANN						
2583/1037	8/08/2022	WD	Q	V	05	1,154,700
GRANTOR: AG ESSENTIAL HOUSING						
GRANTEE: LENNAR HOMES LLC						

EXTRA FEATURES 85132 POPLAR BREEZE WAY, FERNANDINA BEACH, FL 32034

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 PAVR	0	100	0	913.00	SF	10.00	10.00	100	2022	2022	3	100	9,130	

BUILDING NOTES				
BLD DATE 03/06/2023 NW LGL DATE 06/13/2023 MLU				
XF DATE				
INC DATE				

BUILDING DIMENSIONS				
BAS=[YR=2022] W16 FSP=[YR=2022] W15 S11 E15 N11\$ S11 W15 N11				
W16 S45 FGR=[YR=2022] S21 E20 N2 E9 N3 FOP=[YR=2022]				
E5N5W5S5\$ N15 W4 N1 W25\$ E25 S1 E4 S10 E5 S10 E13 N66\$.				

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	DPTH 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									