

LOT 37
HAMPTON LAKES PHASE V-A
OR 2409/1745

HALLOCK GLEN DALE
84759 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

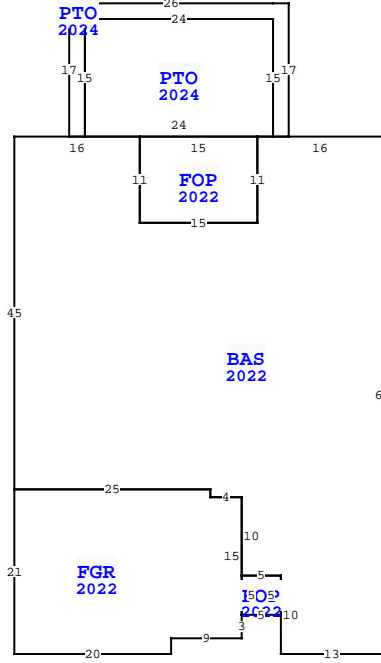
2024

13-2N-27-0724-0037-0000



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	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	2,282	100	2,282
FGR	587	55	323
FOP	25	30	8
FOP	165	30	50
PTO	116	5	6
PTO	360	5	18
TOTALS	3,535		2,687

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,687	120.7584	114.72	308,253	2022	2022	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2023 Heated Area: 2282 HX Base Yr 2023											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			308,253
TOTAL MARKET OB/XF VALUE			15,300
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			398,553
SOH/AGL Deduction			2,291
ASSESSED VALUE			396,262
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			346,262
TOTAL JUST VALUE			398,553
NCON VALUE			9,953
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			375,057

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000842	ADDITION	12,465	01/20/2023
22017456	CO ISSUED	0	11/23/2022
22004497	NEW CONSTR	376,981	03/23/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2605/0857	11/29/2022	SW	Q	I	01	456,900
GRANTOR: LENNAR HOMES LLC						
GRANTEE: HALLOCK GLEN DALE						
2590/0661	9/07/2022	SW	Q	V	05	231,000
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
1	0855	CONC PAVER	0	100	0	810.00	SF	10.00	10.00	100	2022
2	0912	SCRN RM G	0	100	24	360.00	SF	20.00	20.00	100	2024

TOTAL OB/XF											
15,300											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT	1.00

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

BUILDING DIMENSIONS	
BAS=[YR=2022;ORIG=0,0] W16 S11 W15 N11 W16 S45 E25 S1 E4 S10 E5 S10 E13 N66 \$	
FGR=[YR=2022;ORIG=-47,45] S21 E20 N2 E9 N3 N15 W4 N1 W25 \$	
FOP=[YR=2022;ORIG=-16,0] W15 S11 E15 N11 \$	
FOP=[YR=2022;ORIG=-18,61] E5 N5 W5 S5 \$	
PTO=[YR=2024;ORIG=-38,-15] E24 S15 W24 N15 \$	
PTO=[YR=2024;ORIG=-14,-17] E2 S17 W2 N15 W24 S15 W2 N17 E26 \$	

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	1.00	75,000.00	75,000.00	75,000							