

LOT 44
HAMPTON LAKES PHASE V-A
OR 2409/1745

WISEMAN ANNE MARIE
85313 STONEHURST PKWY
FERNANDINA BEACH, FL 32034

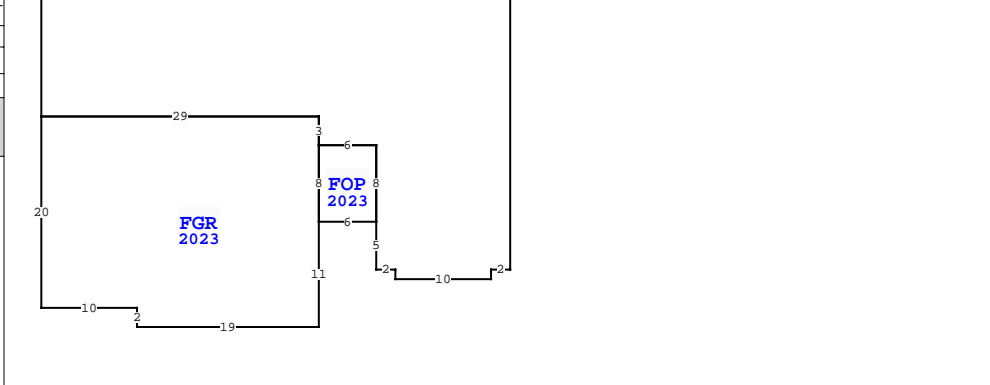
2024

13-2N-27-0724-0044-0000



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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,716	119.0448	113.09	307,152	2023	2023	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	2,266	100	2,266	256,262
FGR	618	55	340	38,451
FOP	48	30	14	1,583
FSP	240	40	96	10,857
TOTALS	3,172		2,716	307,152

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE	307,152	
TOTAL MARKET OB/XF VALUE	14,450	
TOTAL LAND VALUE - MARKET	75,000	
TOTAL MARKET VALUE	396,602	
SOH/AGL Deduction	0	
ASSESSED VALUE	396,602	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	396,602	
TOTAL JUST VALUE	396,602	
NCON VALUE	14,450	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	75,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001012	CO ISSUED	0	01/24/2023
22008012	NEW CONSTR	368,947	05/24/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2615/1646	1/27/2023	SW	Q	I	01	426,000

GRANTOR: LENNAR HOMES LLC						
GRANTEE: WISEMAN ANNE MARIE						
2607/1241	12/07/2022	SW	U	V	37	615,900
GRANTOR: AG ESSENTIAL HOUSING						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES	
<p>BUILDING DIMENSIONS</p> <p>BAS=[YR=2023;ORIG=90,20] W13 S12 W20 N12 W16 S46 E29 S3 E6 S8 S5 E2 S1 E10 N1 E2 N62 \$</p> <p>FSP=[YR=2023;ORIG=57,20] E20 S12 W20 N12 \$</p> <p>FGR=[YR=2023;ORIG=41,66] E29 S3 S8 S11 W19 N2 W10 N20 \$</p> <p>FOP=[YR=2023;ORIG=70,69] E6 S8 W6 N8 \$</p>	

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	0	0	863.00	UT	10.00	10.00	100	2023	2023		100	8,630	
2	0462	ST/AL FNC	0	0	0	552.00	SF	10.00	10.00	100	2023	2023		100	5,520	
3	0463	FENCE GATE	0	0	0	1.00	UT	300.00	300.00	100	2023	2023		100	300	

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