

LOT 51
HAMPTON LAKES PHASE V-A
OR 2409/1745

BREWIS CRAIG WILLIAM
85328 STONEHURST PARKWAY
FERNANDINA BEACH, FL 32034

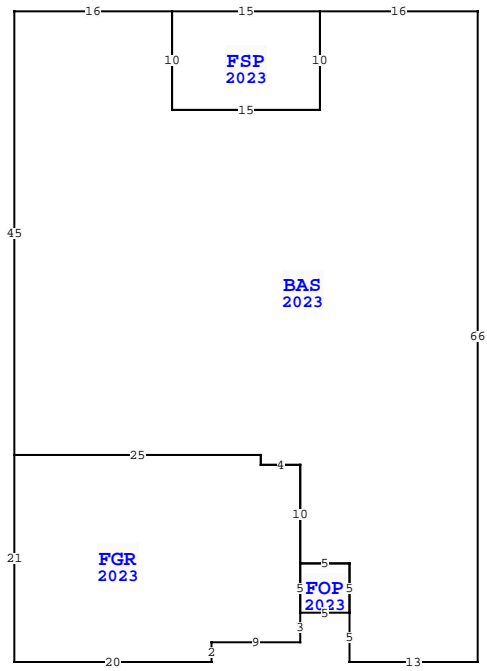
2024

13-2N-27-0724-0051-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	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
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	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	2,297	100	2,297
FGR	587	55	323
FOP	25	30	8
FSP	150	40	60
			SUBAREA MARKET VALUE
			248,122
			34,890
			864
			6,481
TOTALS	3,059		2,688
			290,358

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	- 0%	- 2024									
Heated Area: 2297 HX Base Yr												



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			4
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		290,358	
TOTAL MARKET OB/XF VALUE		8,270	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		498,628	
SOH/AGL Deduction		0	
ASSESSED VALUE		498,628	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		498,628	
TOTAL JUST VALUE		498,628	
NCON VALUE		298,628	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		100,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23002148	CO ISSUED	0	02/17/2023
22008537	NEW CONSTR	365,200	06/02/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2621/1246	2/24/2023	SW Q	Q	I	01	455,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: BREWIS CRAIG WILLIAM						
2607/1241	12/07/2022	SW U	U	V	37	615,900
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	YEAR ACTUAL
1	0855	CONC PAVER	0	0	0	827.00	SF	10.00	10.00	100	2023	2023

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2023;ORIG=80,0] W16 S10 W15 N10 W16 S45 E25 S1 E4 S10 E5 S5 S5 E13 N66 \$												
FSP=[YR=2023;ORIG=49,0] E15 S10 W15 N10 \$												
FGR=[YR=2023;ORIG=33,45] E25 S1 E4 S10 S5 S3 W9 S2 W20 N21 \$												
FOP=[YR=2023;ORIG=62,56] E5 S5 W5 N5 \$												

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000116	C	SFR MARSH	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000								