

LOT 56  
HAMPTON LAKES PHASE V-B  
OR 2445/712

DEAMER MICHAEL R & GLORIA M  
85368 STONEHURST PARKWAY  
FERNANDINA BEACH, FL 32034

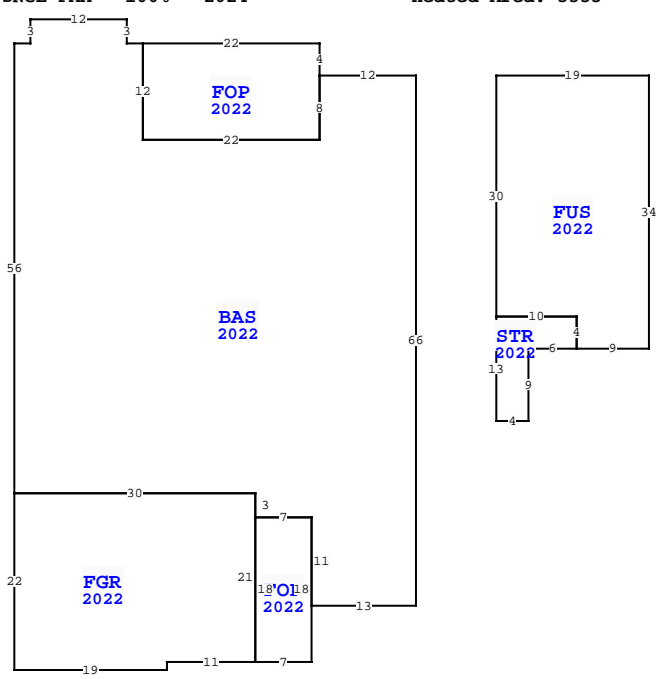
2024

13-2N-27-0724-0056-0000



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	13	LVT/LAMMT	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		4	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	06	Quality Level 06	
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	2,727	100	2,727
FGR	649	55	357
FOP	126	30	38
FOP	264	30	79
FUS	606	100	606
STR	76	10	8
TOTALS	4,448		3,815

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,815	116.9550	146.19	557,715	2022	2022	0	0	0.00	100.00
1 SNGL FAM - 100% - 2024 Heated Area: 3333 HX Base Yr 2024											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			557,715
TOTAL MARKET OB/XF VALUE			7,377
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			765,092
SOH/AGL Deduction			0
ASSESSED VALUE			765,092
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			715,092
TOTAL JUST VALUE			765,092
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			614,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240001090	PARTIAL INSULATED	26,233	01/29/2024
SP230015773	FIBERGLASS SWIMMI	30,869	12/11/2023
23000321	CO ISSUED	0	01/09/2023
21017175	NEW CONSTR	543,365	12/10/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2617/1804	1/11/2023	WD	Q	I	01	848,600
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: DEAMER MICHAEL R &						
2457/1754	4/30/2021	SW	Q	V	05	3,319,000
GRANTOR: AW VENTURE I LLC ET A						
GRANTEE: RIVERSIDE HOMES OF						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	100	0	1,034.00	SF	5.20	5.20	100	2022
2	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2022

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2022] W12 FOP=[YR=2022] N4 W22 S12 E22 N8\$ S8 W22 N12 W2 N3 W12 S3 W2 S56FGR=[YR=2022] S22 E19 N1 E11 FOP=[YR=2022] E7 N18 W7 S18\$ N21 W30\$ E30 S3 E7 S11 E13 N66\$ PTR=E10 FUS=[YR=2022] S30 STR=[YR=2022] S13 E4 N9 E6 N4 W10\$ E10 S4 E9 N34 W19\$ W10\$. .	

LAND DESCRIPTION		TOTAL OB/XF 7,377																						
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	000116	C	SFR MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							