

LOT 68
HAMPTON LAKES PHASE V-B
OR 2445/712

SEPESI PETER ROBERT & AMY SUSAN
85464 STONEHURST PARKWAY
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0724-0068-0000



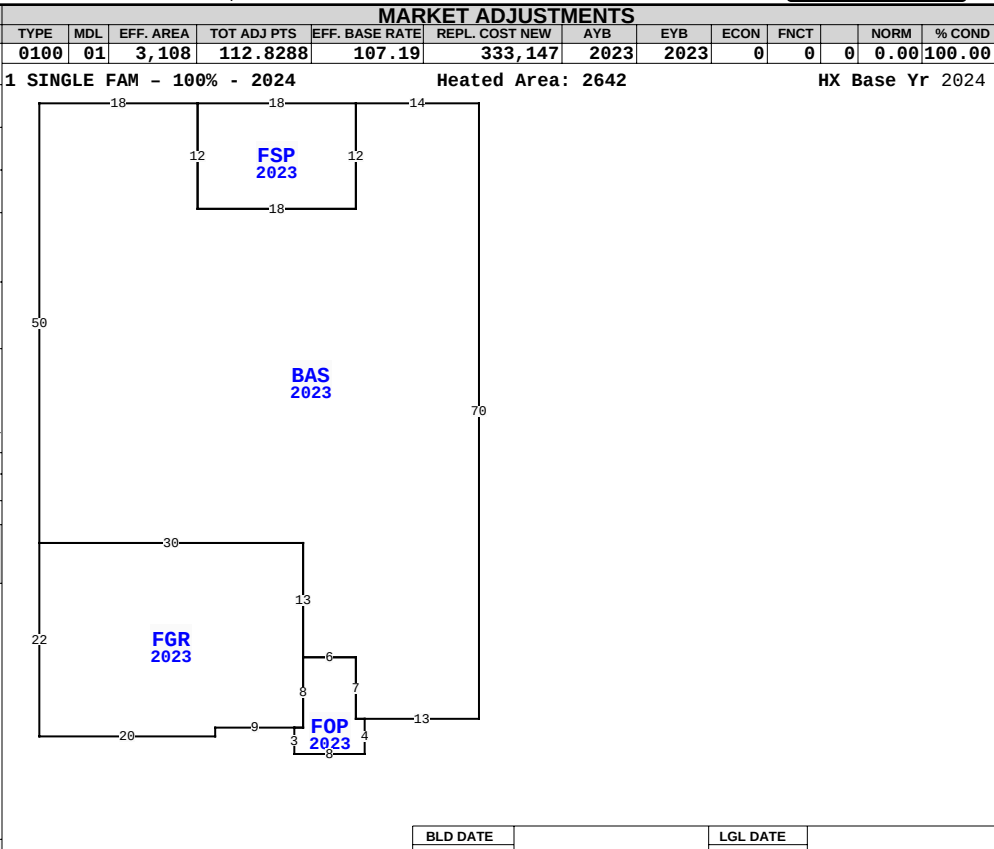
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	SUBAREA MARKET VALUE
BAS	2,642	100	2,642	283,196
FGR	650	55	358	38,374
FOP	73	30	22	2,358
FSP	216	40	86	9,218
TOTALS	3,581		3,108	333,147

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	853.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	SFR MARSH	100		PUD	0.00	0.00	1.00



TOTAL OB/XF									
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1	0855	CONC PAVER	0 100	0	0	853.00	SF	10.00	10.00

TOTAL OB/XF									
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	333,147								
TOTAL MARKET OB/XF VALUE	8,530								
TOTAL LAND VALUE - MARKET	200,000								
TOTAL MARKET VALUE	541,677								
SOH/AGL Deduction	0								
ASSESSED VALUE	541,677								
TOTAL EXEMPTION VALUE	HX HB 50,000								
BASE TAXABLE VALUE	491,677								
TOTAL JUST VALUE	541,677								
NCON VALUE	341,677								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	100,000								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230003661	CO		03/20/2023
22011273	NEW CONSTR	427,454	07/22/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2638/240	5/03/2023	SW	U	V	30	2,155,400	
GRANTOR: AG ESSENTIAL HOUSING							
GRANTEE: LENNNAR HOMES LLC							
2636/517	5/01/2023	SW	Q	I	01	506,500	
GRANTOR: LENNNAR HOMES LLC							
GRANTEE: SEPESI PETER ROBERT							

BUILDING NOTES									
BAS=[YR=2023;ORIG=90,0] W14 S12 W18 N12 W18 S50 E30 S13 E6 S7 E1 E13 N70 \$									
FSP=[YR=2023;ORIG=58,0] E18 S12 W18 N12 \$									
FOP=[YR=2023;ORIG=70,63] E6 S7 E1 S4 W8 N3 E1 N8 \$									
FGR=[YR=2023;ORIG=40,50] E30 S13 S8 W1 W9 S1 W20 N22 \$									