

LOT 69
HAMPTON LAKES PHASE V-B
OR 2445/712

MCCLURE GREGORY HUGH & KRISTIE ANN
85472 STONEHURST PKWY
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0724-0069-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
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	2,266	100	2,266	266,889
FGR	618	55	340	40,045
FOP	48	30	14	1,649
FSP	240	40	96	11,307
TOTALS	3,172		2,716	319,890

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	829.00	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

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	2,716	123.9840	117.78	319,890	2023	2023	0	0
1 SINGLE FAM - 100% - 2024									
Heated Area: 2266									
HX Base Yr 2024									

TOTAL OB/XF									
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
4									
STANDARD									
VALUATION BY									
Tax Group: 4									
Tax Dist:									
BUILDING MARKET VALUE									
319,890									
TOTAL MARKET OB/XF VALUE									
8,290									
TOTAL LAND VALUE - MARKET									
200,000									
TOTAL MARKET VALUE									
528,180									
SOH/AGL Deduction									
0									
ASSESSED VALUE									
528,180									
TOTAL EXEMPTION VALUE									
50,000									
BASE TAXABLE VALUE									
478,180									
TOTAL JUST VALUE									
528,180									
NCON VALUE									
328,180									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
100,000									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230003660	CO		03/20/2023
22011238	NEW CONSTR	368,947	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:LENNAR HOMES LLC							
2634/798	4/27/2023	SW	Q	I	01	486,000	
GRANTOR:LENNAR HOMES LLC							
GRANTEE:MCCLURE GREGORY HUG							

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=2023;ORIG=90,0] W13 S12 W20 N12 W16 S46 E29 S3 E6 S8 S5 E2 S1 E10 N1 E2 N62 \$												
FSP=[YR=2023;ORIG=57,0] E20 S12 W20 N12 \$												
FOP=[YR=2023;ORIG=76,49] W6 S8 E6 N8 \$												
FGR=[YR=2023;ORIG=41,46] E29 S3 S8 S11 W19 N2 W10 N20 \$												
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