

LOT 71
HAMPTON LAKES PHASE V-B
OR 2445/712

HARRISON CHARLES JOSEPH/UJOBAL LEXUS ANN
85488 STONEHURST PARKWAY
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0724-0071-0000



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 60
Interior Floo	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	2,660	100	2,660	285,125
FGR	620	55	341	36,552
FOP	60	30	18	1,929
FSP	198	40	79	8,468
TOTALS	3,538		3,098	332,075

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
1	0855	CONC PAVER	0 100	0	0	865.00	SF	10.00	10.00	100	2023	2023		100

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,098	112.8288	107.19	332,075	2023	2023	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2024											
Heated Area: 2660						HX Base Yr 2024					

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			06/13/2023		MLU

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
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VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					332,075				
TOTAL MARKET OB/XF VALUE					8,650				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					415,725				
SOH/AGL Deduction					7,953				
ASSESSED VALUE					407,772				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					357,772				
TOTAL JUST VALUE					415,725				
NCON VALUE					340,725				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					75,000				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230003232	CO		03/13/2023
22011255	NEW CONSTR	427,484	07/22/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2643/1054	5/25/2023	WD	Q	I	01	547,000	
GRANTOR: PALMER FRANK W III &							
GRANTEE: HARRISON CHARLES JO							
2627/1201	3/28/2023	SW	Q	I	01	470,300	
GRANTOR: LENNAR HOMES LLC							
GRANTEE: PALMER FRANK WALKER							

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS=[YR=2023;ORIG=90,0] W14 S11 W18 N11 W18 S50 E30 S13 E6 S7 E2 E12 N70 \$														
FSP=[YR=2023;ORIG=58,0] E18 S11 W18 N11 \$														
FOP=[YR=2023;ORIG=70,63] E6 S7 E2 S2 W9 N2 E1 N7 \$														
FGR=[YR=2023;ORIG=40,50] E30 S13 S7 W1 W9 S1 W20 N21 \$														