

LOT 73
HAMPTON LAKES PHASE V-B
OR 2445/712

FIELDS MACK ARTHUR
85504 STONEHURST PARKWAY
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0724-0073-0000



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	2,266	100	2,266	255,627
FGR	618	55	340	38,355
FOP	48	30	14	1,579
FSP	240	40	96	10,830
TOTALS	3,172		2,716	306,392

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	862.00	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	000135	C	SFR CNSVTN	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	118.7424	112.81	306,392	2023	2023	0	0
1 SINGLE FAM - 100% - 2024 Heated Area: 2266 HX Base Yr 2024									
BLD DATE 06/13/2023 MLU									

TOTAL OB/XF 8,620									
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	862.00	SF	10.00	10.00

TOTAL OB/XF 8,620									
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					306,392				
TOTAL MARKET OB/XF VALUE					8,620				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					390,012				
SOH/AGL Deduction					0				
ASSESSED VALUE					390,012				
TOTAL EXEMPTION VALUE					55,000				
BASE TAXABLE VALUE					335,012				
TOTAL JUST VALUE					390,012				
NCON VALUE					315,012				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					75,000				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230004457	CO		04/05/2023
22011242	NEW CONSTR	368,947	07/22/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2635/1174	4/27/2023	WD	Q	I	01	447,500	
GRANTOR: LENNAR HOMES LLC							
GRANTEE: FIELDS MACK ARTHUR							
2624/1645	3/02/2023	SW	U	V	30	77,000	
GRANTOR: AG ESSENTIAL HOUSING							
GRANTEE: LENNAR HOMES LLC							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2023;ORIG=100,0] W16 S12 W20 N12 W13 S62 E2 S1 E10 N1 E2 N5 N8 E6 N3 E29 N46 \$									
FSP=[YR=2023;ORIG=64,0] E20 S12 W20 N12 \$									
FOP=[YR=2023;ORIG=65,49] E6 S8 W6 N8 \$									
FGR=[YR=2023;ORIG=71,46] E29 S20 W10 S2 W19 N11 N8 N3 \$									