

LOT 93
HAMPTON LAKES PHASE V-B
OR 2445/712

SKIDAWAY PLACE LLC
102 YAM GANDY RD
SAVANNAH, GA 31411

2024

13-2N-27-0724-0093-0000



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 70
Interior Floo	14	CARPET 30
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
Units		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	286,340
FGR	650	55	358	38,800
FOP	73	30	22	2,384
FSP	216	40	86	9,321
TOTALS	3,581		3,108	336,845

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,108	114.0846	108.38	336,845	2023	2023	0	0	0.00	100.00
1 SINGLE FAM - 0% - 2024 Heated Area: 2642 HX Base Yr											
85664 STONEHURST PKWY, FERNANDINA BEACH											
BLD DATE 06/13/2023 MLU											

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0	0	0	914.00	SF	10.00	10.00	100	2024

YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2023		100	9,140	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000135	C	SFR CNSVTN	0		PUD	0.00	0.00	1.00	LT	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		336,845	
TOTAL MARKET OB/XF VALUE		9,140	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		420,985	
SOH/AGL Deduction		0	
ASSESSED VALUE		420,985	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		420,985	
TOTAL JUST VALUE		420,985	
NCON VALUE		345,985	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		75,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230010340	CO ISSUED		08/11/2023
23001676	NEW CONSTR	491,167	02/07/2023

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2664/583	8/29/2023	SW	Q	I	01
GRANTOR: LENNAR HOMES LLC					
GRANTEE: SKIDAWAY PLACE LLC					
2652/1812	7/05/2023	SW	Q	V	05
GRANTOR: AG ESSENTIAL HOUSING					
GRANTEE: LENNAR HOMES LLC					

BUILDING NOTES											
BAS=[YR=2024;ORIG=60,10] W14 S12 W18 N12 W18 S50 E30 S13 E6 S7 E1 E13 N70 \$											
FGR=[YR=2024;ORIG=40,60] W30 S22 E20 N1 E9 E1 N21 \$											
FSP=[YR=2024;ORIG=46,10] W18 S12 E18 N12 \$											
FOP=[YR=2024;ORIG=46,73] W6 S8 W1 S3 E8 N4 W1 N7 \$											