

LOT 102
HAMPTON LAKES PHASE V-B
OR 2445/712

SAVAGE WILLIAM REVOCABLE TRUST/SAVAGE GAIL REVOCAB
PO BOX 508
WILLISTON, VT 05495

2024

13-2N-27-0724-0102-0000



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
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	2,660	100	2,660	297,814
FGR	620	55	341	38,178
FOP	60	30	18	2,015
FSP	198	40	79	8,845
TOTALS	3,538		3,098	346,852

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	0	0	995.00	SF	10.00	10.00	100	2024	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	DPHT FACT	% COND	TOT ADJ
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0100	01	3,098	117.8520	111.96	346,852	2023	2023	0	0	0	0.00	100.00		
1 SINGLE FAM - 0% - 2024 Heated Area: 2660 HX Base Yr														
85736 STONEHURST PKWY, FERNANDINA BEACH														

TOTAL OB/XF														
9,950														

NASSAU COUNTY PROPERTY														
VALUATION SUMMARY														
PAGE 1 of 1														
STANDARD														
Tax Group: 4 Tax Dist:														
BUILDING MARKET VALUE 346,852														
TOTAL MARKET OB/XF VALUE 9,950														
TOTAL LAND VALUE - MARKET 75,000														
TOTAL MARKET VALUE 431,802														
SOH/AGL Deduction 0														
ASSESSED VALUE 431,802														
TOTAL EXEMPTION VALUE 0														
BASE TAXABLE VALUE 431,802														
TOTAL JUST VALUE 431,802														
NCON VALUE 356,802														
INCOME VALUE														
PREVIOUS YEAR MKT VALUE 75,000														

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230011641	C0 ISSUED		09/13/2023
230002881	HTD2657 GAR621 P2	494,628	03/03/2023

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2688/949	1/09/2024	WD	Q	I	01	500,000	
GRANTOR: LE HUNG MANH							
GRANTEE: SAVAGE WILLIAM REVO							
2675/1237	10/23/2023	SW	Q	I	01	451,300	
GRANTOR: LENNAR HOMES LLC							
GRANTEE: LE HUNG MANH							

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS=[YR=2023;ORIG=12,0] E18 S11 E18 N11 E14 S70 W12 W2 N7 W6 N13 W30 N50 \$														
FGR=[YR=2023;ORIG=42,50] W30 S21 E20 N1 E9 E1 N7 N13 \$														
FSP=[YR=2023;ORIG=48,0] W18 S11 E18 N11 \$														
FOP=[YR=2023;ORIG=48,63] W6 S7 W1 S2 E9 N2 W2 N7 \$														