

LOT 108
HAMPTON LAKES PHASE V-B
OR 2445/712

MASTICE CINDY & PAUL MICHAEL
85763 STONEHURST PARKWAY
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0724-0108-0000



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		2 100
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	249,101
FGR	599	55	329	36,167
FOP	48	30	14	1,539
FSP	240	40	96	10,553
TOTALS	3,153		2,705	297,361

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
1	0855	CONC PAVER	0	0	0	0	929.00	SF	10.00	10.00	100	2024	2023

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000134	C	SFR POND	0		PUD	0.00	0.00	1.00	LT		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	2,705	115.7184	109.93	297,361	2023	2023	0	0	0	0.00	100.00	
1 SINGLE FAM - 0% - 2024 Heated Area: 2266 HX Base Yr													
BLD DATE: 06/13/2023 MLU													

TOTAL OB/XF 9,290													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0855	CONC PAVER	0	0	0	0	929.00	SF	10.00	10.00	100	2024	2023

TOTAL OB/XF 9,290													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0855	CONC PAVER	0	0	0	0	929.00	SF	10.00	10.00	100	2024	2023

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		297,361	
TOTAL MARKET OB/XF VALUE		9,290	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		381,651	
SOH/AGL Deduction		0	
ASSESSED VALUE		381,651	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		381,651	
TOTAL JUST VALUE		381,651	
NCON VALUE		306,651	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		75,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230011983	CO ISSUED		09/19/2023
23002659	NEW CONSTR	429,687	02/27/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2672/542	9/29/2023	SW	Q	I	01	441,800
GRANTOR: LENNAR HOMES LLC						
GRANTEE: MASTICE CINDY & PAU						
2660/276	8/07/2023	SW	Q	V	05	1,539,600
GRANTOR: AG ESSENTIAL HOUSING						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES													
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS													
BAS=[YR=2023;ORIG=31,0] E16 S12 E20 N12 E13 S62 W2 S1 W10 N1 W2 N5 N8 W6 N3 W29 N46 \$													
FGR=[YR=2023;ORIG=60,46] W29 S20 E10 S1 E19 N10 N8 N3 \$													
FSP=[YR=2023;ORIG=67,0] W20 S12 E20 N12 \$													
FOP=[YR=2023;ORIG=66,49] W6 S8 E6 N8 \$													