

PEETERS COLLIN JAMES
85549 STONEHURST PARKWAY
FERNANDINA BEACH, FL 32034

13-2N-27-0724-0130-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

Roof Structure

Roof Cover

Interior Wall

Interior Floor

Interior Floor

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame

Stories

31

03

05

05

11

14

03

04

02

1.

HARDIE BRD 100

GABLE/HIP 100

COMP SHNGL 100

DRYWALL 100

CLAY TILE 60

CARPET 40

CENTRAL 100

AIR DUCTED 100

4 100

3 100

WOOD FRAME 100

1. 1. 100

04

0100

4077.00

Quality Level 04

SINGLE FAMILY

MKT AREA

04

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

FGR

FOP

FOP

2,282

587

25

165

100

55

30

30

2,282

323

8

50

257,432

36,438

902

5,641

TOTALS

3,059

2,663

300,413

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

OB/XF MKT VALUE

NOTES

1

0855

CONC PAVER

0

0

0

0

844.00

SF

10.00

10.00

100

2023

2023

100

8,440

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

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

000134

C

SFR POND

0

PUD

0.00

0.00

1.00

LT

1.00

1.00

1.00

75,000.00

75,000.00

75,000

REVIEW DATE

06/13/2023

BY

MLU

Total Acres:

0.00

Total Land Value:

75,000

Market:

0

Agricultural:

0

Common:

75,000

PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYECONFNCTNORM% COND

0100

01

2,663

118.7424

112.81

300,413

2023

2023

0

0

0.00

100.00

1 SINGLE FAM - 0%

- 2024

Heated Area: 2282

HX Base Yr

16

15

16

11

11

15

45

66

4

25

10

5

5

5

5

3

9

2

20

21

13

BAS

2023

FOP

2023

FGR

2023

FOP

2023

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUE

300,413

8,440

75,000

383,853

SOH/AGL DeductionASSESED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

0

383,853

0

383,853

383,853

308,853

75,000

PERMIT NUMDESCRIPTIONAMTISSUED

230005319C004/25/2023

22012081NEW CONSTR365,20008/08/2022

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CD SALE PRICE

2640/8315/17/2023SWQI01444,000

GRANTOR: LENNNAR HOMES LLC

GRANTEE: PEETERS COLLIN JAME

2638/2405/03/2023SWUV302,155,400

GRANTOR: AG ESSENTIAL HOUSING

GRANTEE: LENNNAR HOMES LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=80,0] W16 S11 W15 N11 W16 S66 E13 N5 N5 E5 N10 E4 N1 E25 N45 \$
FGR=[YR=2023;ORIG=51,46] E4 N1 E25 S21 W20 N2 W9 N3 N5 N10 \$
FOP=[YR=2023;ORIG=49,0] E15 S11 W15 N11 \$
FOP=[YR=2023;ORIG=46,56] E5 S5 W5 N5 \$