

LOT 139
HAMPTON LAKES PHASE V-B
OR 2445/712

SANDY CONCH TRUST/TRULL MICHELLE C TRUSTEE
84662 BALSAM COURT
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0724-0139-0000



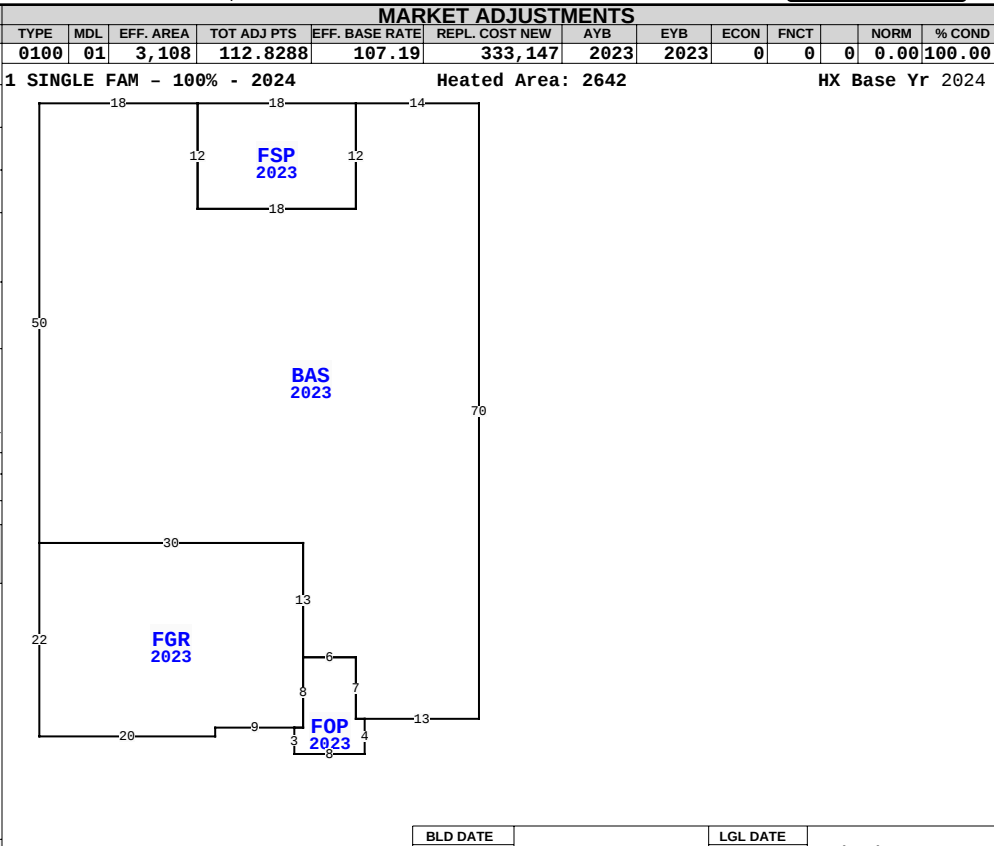
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	2,642	100	2,642	283,196
FGR	650	55	358	38,374
FOP	73	30	22	2,358
FSP	216	40	86	9,218
TOTALS	3,581		3,108	333,147

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	855.00	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



BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			06/13/2023		MLU

TOTAL OB/XF									
8,550									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		333,147	
TOTAL MARKET OB/XF VALUE		8,550	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		416,697	
SOH/AGL Deduction		129,051	
ASSESSED VALUE		287,646	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		237,646	
TOTAL JUST VALUE		416,697	
NCON VALUE		341,697	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		75,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
AP24-2534	SCRN ENCLSR (22X5)	19,900	04/29/2024
SP240004143	(12X28) NEW INGR0	86,826	04/11/2024
230005071	C0		04/19/2023
22014643	NEW CONSTR	427,454	09/26/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2656/713	7/25/2023	WD	Q	I	01	520,000
GRANTOR: RUDDOCK ALEXANDER KRI						
GRANTEE: SANDY CONCH TRUST						
2650/165	6/22/2023	SW	Q	V	05	923,800
GRANTOR: AG ESSENTIAL HOUSING						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2023;ORIG=70,10] W14 S12 W18 N12 W18 S50 E30 S13 E6 S7 E1 E13 N70 \$									
FSP=[YR=2023;ORIG=38,10] E18 S12 W18 N12 \$									
FGR=[YR=2023;ORIG=20,60] E30 S13 S8 W1 W9 S1 W20 N22 \$									
FOP=[YR=2023;ORIG=50,73] E6 S7 E1 S4 W8 N3 E1 N8 \$									