

LOT 170
HAMPTON LAKES PHASE V-A
OR 2409/1745

STEPP JOHNNY DEAN III & TANYA
84722 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0724-0170-0000



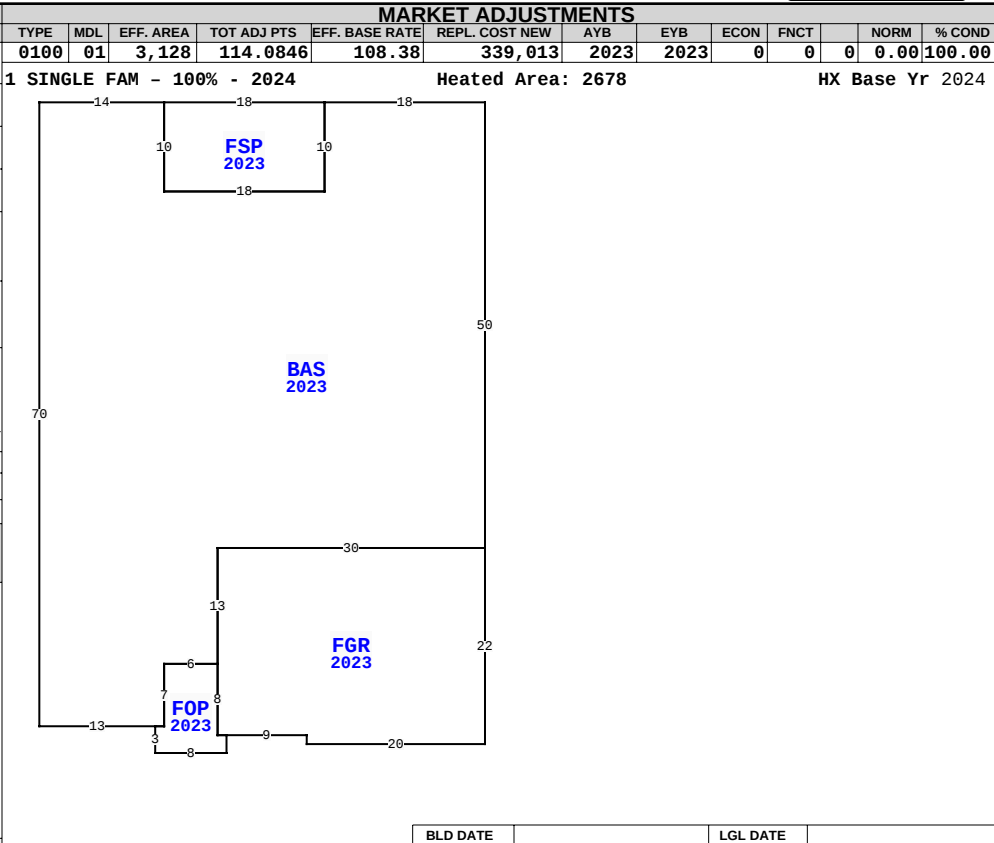
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100

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	2,678	100	2,678	290,242
FGR	650	55	358	38,800
FOP	65	30	20	2,168
FSP	180	40	72	7,803
TOTALS	3,573		3,128	339,013

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	% COND
1	0855	CONC PAVER	0 100	0	0	815.00	SF	10.00	10.00	100	2023	2023	100
2	0462	ST/AL FNC	0 100	0	0	432.00	SF	10.00	10.00	100	2023	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
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00



TOTAL OB/XF													
12,470													

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12,470													

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					339,013				
TOTAL MARKET OB/XF VALUE					12,470				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					426,483				
SOH/AGL Deduction					0				
ASSESSED VALUE					426,483				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					376,483				
TOTAL JUST VALUE					426,483				
NCON VALUE					12,470				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					75,000				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001778	CO ISSUED	0	02/09/2023
22007965	NEW CONSTR	365,200	05/23/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2622/1305	2/27/2023	SW	Q	I	01	486,000	
GRANTOR: LENNAR HOMES LLC							
GRANTEE: STEPP JOHNNY DEAN I							
2607/1241	12/07/2022	SW	U	V	37	615,900	
GRANTOR: AG ESSENTIAL HOUSING							
GRANTEE: LENNAR HOMES LLC							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2023;ORIG=80,10] W18 S10 W18 N10 W14 S70 E13 E1 N7 E6 N13 E30 N50 \$													
FGR=[YR=2023;ORIG=80,60] W30 S13 S8 E1 E9 S1 E20 N22 \$													
FSP=[YR=2023;ORIG=44,10] E18 S10 W18 N10 \$													
FOP=[YR=2023;ORIG=44,73] E6 S8 E1 S2 W8 N3 E1 N7 \$													