LOT 105
HAMPTON LAKES #2 PBK 8/165

PHILIPP RICHARD C & CONNIE L
85032 WILLISTON COURT
FERNANDINA BEACH, FL 32034

2024

24-2N-27-0721-0105-0000

BUILDING CHARACTERISTICS

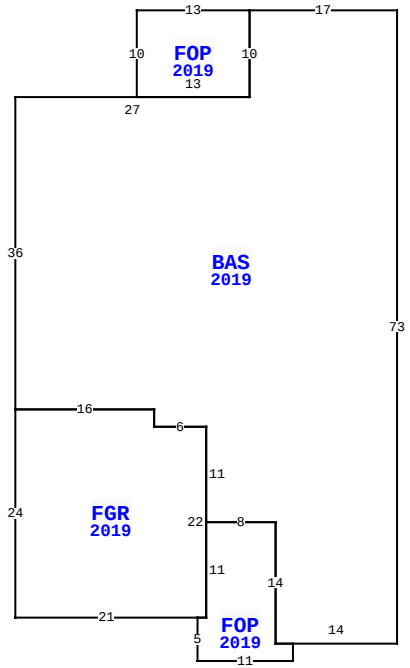
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4085.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,248	100	2,248	305,039
FGR	516	55	284	38,537
FOP	130	30	39	5,292
FOP	137	30	41	5,563
TOTALS	3,031		2,612	354,432

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,612	110.2080	137.76	359,829	2019	2019	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2020 Heated Area: 2248 HX Base Yr 2020



85032 WILLISTON CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		354,432
TOTAL MARKET OB/XF VALUE		6,546
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		435,978
SOH/AGL Deduction		134,455
ASSESSED VALUE		301,523
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		251,523
TOTAL JUST VALUE		435,978
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		420,027

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001952	SCRN ENCL	12,808	04/03/2020
19003082	CO ISSUED	0	03/28/2019
18010752	NEW CONSTR	299,111	10/24/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2265/0741	3/29/2019	SW	Q	I	02	274,900
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: PHILIPP RICHARD C &						
2089/0966	12/16/2016	SW	U	V	37	6,730,600
GRANTOR: AW VENTURE II LLC						
GRANTEE: AVH NORTH FLORIDA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W17 FOP=[YR=2019] W13 S10 E13 N10$ S10 W27 S36 FGR=[YR=2019] S24 E21 FOP=[YR=2019] S5 E11 N2 W2 N14 W8 S11 W1$ E1 N22 W6 N2 W16$ E16 S2 E6 S11 E8 S14 E14 N73$.

EXTRA FEATURES

LN	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	100	0	0	668.00	SF	10.00	10.00	100	2019	2019	3	98	6,546	

LAND DESCRIPTION

TOTAL OB/XF 6,546

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000133	C	SFR LAKE	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 04/10/2019 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS