

LOT 128
IN OR 2219/957
HAMPTON LAKES #2 PBK 8/165

RVDV INVESTORS LLC
96249 LIGHT WIND DRIVE
FERNANDINA BEACH, FL 32034

2024

24-2N-27-0721-0128-0000



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		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	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	1,964	100	1,964	277,737
FGR	426	55	234	33,091
FOP	112	30	34	4,808
FOP	154	30	46	6,505
TOTALS	2,656		2,278	322,141

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	0	0	0	716.00	SF	10.00
2	0910	SCRN RM L	0	0	15	10	150.00	SF	15.00
3	0855	CONC PAVER	0	0	16	10	160.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000133	C	SFR LAKE	0		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,278	115.4440	144.30	328,715	2018	2018	0	0	2.00	98.00
1 SNGL FAM - 0% - 0 Heated Area: 1964 HX Base Yr											
85010 BISTINEAU CT, FERNANDINA BEACH											

TOTAL OB/XF											
10,342											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0855	CONC PAVER	0	0	0	0	716.00	SF	10.00	10.00	100
2	0910	SCRN RM L	0	0	15	10	150.00	SF	15.00	15.00	100
3	0855	CONC PAVER	0	0	16	10	160.00	SF	10.00	10.00	100

TOTAL OB/XF											
10,342											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000133	C	SFR LAKE	0		PUD	0.00	0.00	1.00	LT	1.00

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	322,141		
TOTAL MARKET OB/XF VALUE	10,342		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	407,483		
SOH/AGL Deduction	41,370		
ASSESSED VALUE	366,113		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	366,113		
TOTAL JUST VALUE	407,483		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	393,127		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18008396	CO ISSUED	0	08/16/2018
18005831	ADDITION	3,465	01/01/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2219/0957	8/23/2018	SW	Q	I	01
GRANTOR: AVH NORTH FLORIDA LLC					
GRANTEE: RVDV INVESTORS LLC					
2089/0966	12/16/2016	SW	U	V	37
GRANTOR: AW VENTURE II LLC					
GRANTEE: AVH NORTH FLORIDA L					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W25 FOP=[YR=2018] W14 S8 E14 N8\$ S8 W14 S58 FOP=[YR=2018] S6 E20 N8 FGR=[YR=2018] E19 N21 W18 S5 W3 S16 E2\$ W2 N4 W5 S6 W13\$ E13 N6 E5 N12 E3 N5 E18 N43\$.									