

LOT 130
IN OR 2131/803
HAMPTON LAKES #2 PBK 8/165

PITTMAN MICHAEL D & TRACY P
158 GLENEAGLES DR
NICEVILLE, FL 32578

2024

24-2N-27-0721-0130-0000



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 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,964	100	1,964	275,631
FGR	426	55	234	32,840
FOP	146	30	44	6,175
FSP	112	40	45	6,315
TOTALS	2,648		2,287	320,961

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	0	0	0	625.00	SF	10.00
2	0462	ST/AL FNC	0	0	0	0	156.00	SF	10.00
3	0911	SCRN RM A	0	0	14	10	140.00	SF	17.50
4	0855	CONC PAVER	0	0	14	10	140.00	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	2,287	115.1500	143.94	329,191	2017	2017	0	0	0	2.50	97.50
1 SNGL FAM - 0% - 2024 Heated Area: 1964 HX Base Yr												
85212 CHAMPLAIN DR, FERNANDINA BEACH												
BLD DATE: 06/13/2023 MLU												

TOTAL OB/XF 10,642												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0	0	0	0	625.00	SF	10.00	10.00	100	2017
2	0462	ST/AL FNC	0	0	0	0	156.00	SF	10.00	10.00	100	2017
3	0911	SCRN RM A	0	0	14	10	140.00	SF	17.50	17.50	100	2017
4	0855	CONC PAVER	0	0	14	10	140.00	SF	10.00	10.00	100	2017

TOTAL OB/XF 10,642												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000133	C	SFR LAKE	0		PUD	0.00	0.00	1.00	LT		1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 4									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					320,961				
TOTAL MARKET OB/XF VALUE					10,642				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					406,603				
SOH/AGL Deduction					0				
ASSESSED VALUE					406,603				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					406,603				
TOTAL JUST VALUE					406,603				
NCON VALUE					0				
INCOME VALUE					0				
PREVIOUS YEAR MKT VALUE					389,182				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17005409	CO ISSUED	0	06/16/2017
1700819	ADDITION	5,780	03/01/2017
1700939	NEW CONSTR	245,058	02/07/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2131/0803	6/19/2017	SW	Q	I	01	274,500	
GRANTOR:AVH NORTH FLORIDA LLC							
GRANTEE:PITTMAN MICHAEL D &							
2089/0966	12/16/2016	SW	U	V	37	6,730,600	
GRANTOR:AW VENTURE II LLC							
GRANTEE:AVH NORTH FLORIDA L							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2017] W25 FSP=[YR=2017] W14 S8 E14 N8\$ S8 W14 S58 FOP=[YR=2017] S6 E19 N8 FGR=[YR=2017] E20 N21 W18 S5 W3 S16 E1\$ W1 N4 W5 S6 W13\$ E13 N6 E5 N12 E3N5 E18 N43\$.									