

PT REUBEN LASSETTER GRANT
SEC 38-4N-23E & PT SW1/4 OF
SW1/4 OF SEC 33-4N-23E IN

TOMPKINS LANDING LLC
5161 FIRST COAST HWY
AMELIA ISLAND, FL 32034

2024

38-4N-23-0000-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

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Quality 01 Quality Level 01

DOR CODE 5000IMPROVED AG

MAP NUM MKT AREA 09

NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,405	100	3,405	392,927
DCK	564	10	56	6,462
FGR	1,271	55	699	80,662
FOP	80	30	24	2,770
FSP	434	40	174	20,080
UDU	80	55	44	5,077

TOTALS	5,834		4,402	507,978
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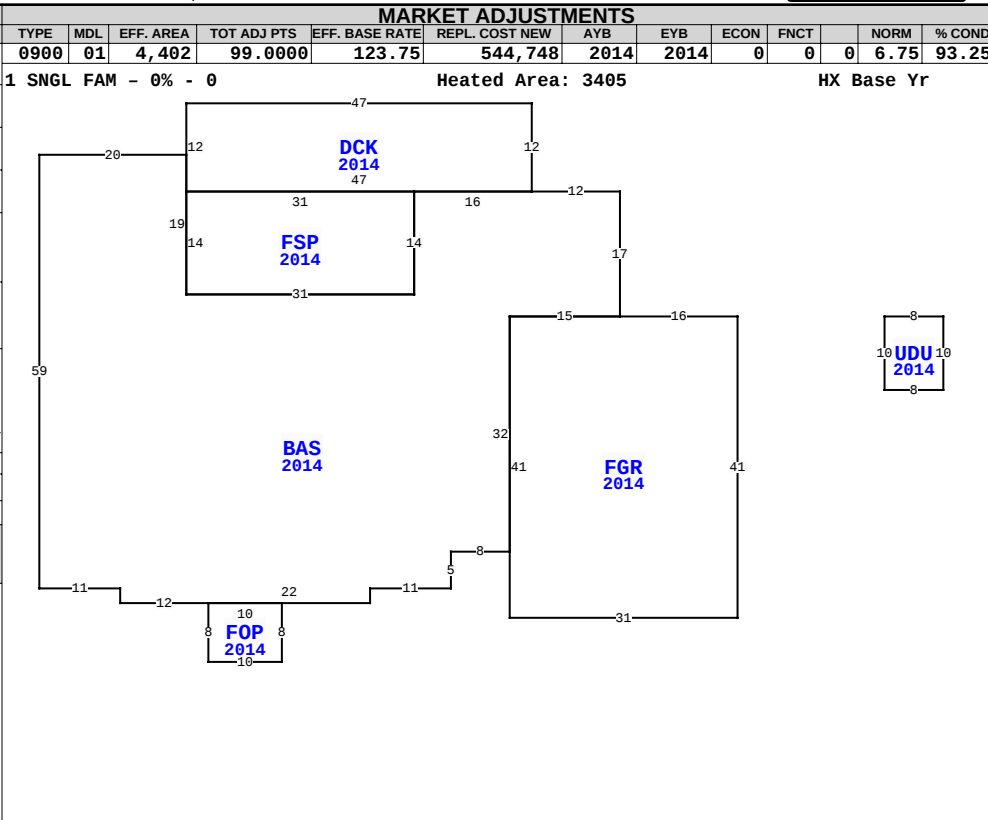
EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0812	CONCRETE C	0	0	0	0	3,228.00	SF	4.00	4.00	100	2014	2014	3	95	12,266	
2	0855	CONC PAVER	0	0	16	15	240.00	SF	10.00	10.00	100	2014	2014	3	95	2,280	
3	1127	BRICK 8"	0	0	71	2	142.00	SF	11.00	11.00	100	2014	2014	3	98	1,531	
4	1127	BRICK 8"	0	0	18	5	90.00	SF	11.00	11.00	100	2014	2014	3	98	970	
5	1127	BRICK 8"	0	0	29	2	58.00	SF	11.00	11.00	100	2014	2014	3	98	625	
6	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2014	2014	3	96	3,360	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005000	C	RURAL HOME	0	0005	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							
2	005601	A	TIMB2-3 SI	0		OR	0.00	0.00	52.89	AC		1.00	1.00	1.00	350.00	350.00	18,512							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	75.93	AC		1.00	1.00	1.00	190.00	190.00	14,427							
4	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	40.00	AC		1.00	1.00	1.00	555.00	555.00	22,200							
5	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	168.82	AC		1.00	1.00	1.00	2,500.00	2,500.00	422,050							

REVIEW DATE 05/03/2022 BY TWX



1250 TOMPKINS LANDING RD, HILLIARD

TOTAL OB/XF 21,032																
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TOTAL OB/XF 21,032																
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Total Acres: 170.82 Total Land Value: 115,139 Market: 422,050 Agricultural: 55,139 Common: 60,000

NASSAU COUNTY PROPERTY PAGE 1 of 2 4

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		528,158
TOTAL MARKET OB/XF VALUE		21,032
TOTAL LAND VALUE - MARKET		482,050
TOTAL MARKET VALUE		664,329
SOH/AGL Deduction		0
ASSESSED VALUE		664,329
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		664,329
TOTAL JUST VALUE		1,031,240
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,009,778

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PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001379	GARAGE	53,331	01/24/2022
1326912	CO ISSUED	0	01/06/2014
E25944	TEMP POLE	0	04/08/2013
B1326926	NEW CONSTR	404,711	04/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1823/1534	10/22/2012	MS U	I	18		100

GRANTOR: BOARD OF COUNTY COMMI

GRANTEE: TOMPKINS LANDING LL

1770/1099 12/14/2011 WD U V 38 350,000

GRANTOR: MBR-FB LLC

GRANTEE: TOMPKINS LANDING LL

BUILDING NOTES

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BUILDING DIMENSIONS

FGR=[YR=2014] W16 BAS=[YR=2014] N17 W12 DCK=[YR=2014] N12 W47 S12 FSP=[YR=2014] S14 E31 N14 W31\$ E47\$ W16 S14 W31 N19 W20 S59 E11 S2 E12 FOP=[YR=2014] S8 E10 N8 W10\$ E22 N2 E11 N5 E8 N32 E15\$ W15 S41 E31 N41\$ PTR=E20 UDU=[YR=2014] E8 S10 W8 N10\$ W20\$.

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