

LOT 58
IN OR 1943/1604
HAMPTON LAKES #1 PB 7/252

TAYLOR JEFFREY LEONARD & LAURA A SMITH
85044 BABCOCK CT
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0720-0058-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

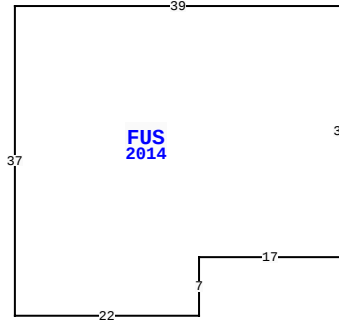
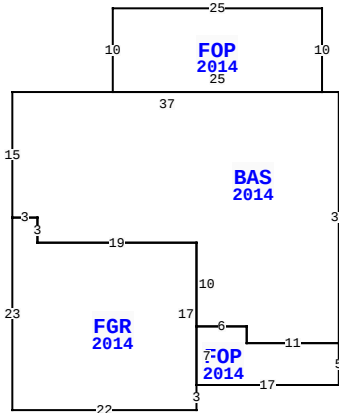
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4077.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	885	100	2014	885	124,452
FGR	449	55	2014	247	34,734
FOP	97	30	2014	29	4,078
FOP	250	30	2014	75	10,547
FUS	1,324	100	2014	1,324	186,186
TOTALS	3,005			2,560	359,997

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00
2	0810	CONCRETE A	0	100	0	0	878.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100		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	2,560	111.5520	147.25	376,960	2014	2014	0	0	4.50	95.50
1 SNGL FAM - 100% - 2015 Heated Area: 2209 HX Base Yr 2015											



NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1 4									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					359,997				
TOTAL MARKET OB/XF VALUE					8,365				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					443,362				
SOH/AGL Deduction					173,988				
ASSESSED VALUE					269,374				
TOTAL EXEMPTION VALUE					HX HB 50,722				
BASE TAXABLE VALUE					218,652				
TOTAL JUST VALUE					443,362				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					426,359				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428899	CO ISSUED	0	10/16/2014
B1428899	NEW CONSTR	261,989	06/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1943/1604	10/22/2014	SW	Q	I	01	233,900
GRANTOR: GP HOMES LLC						
GRANTEE: TAYLOR JEFFREY LEON						
1865/0558	6/28/2013	SW	Q	V	01	592,500
GRANTOR: SBR WAREHOUSER I LLC						
GRANTEE: GP HOMES LLC						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2014] W2 FOP=[YR=2014] N10 W25 S10 E25 \$ W37 S15 FGR=[YR=2014] S23 E22 N3 FOP=[YR=2014] E17 N5 W11 N2 W6 S7 \$ N17 W19 N3 W3 \$ E3 S3 E19 S10 E6 S2 E11 N30 \$ PTR= E30 FUS=[YR=2014] E39 S30 W17 S7 W22 N37 \$ W30 \$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00