

LOT 90
IN OR 2150/1302
HAMPTON LAKES #1 PB 7/252

JAUSEL THOMAS P & SYLVIE N
85066 CALUMET DR
FERNADNINA BEACH, FL 32034

2025

13-2N-27-0720-0090-0000



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 Floop	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	4077.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,926	100
FGR	726	55
FOP	246	30
FOP	256	30
TOTALS	4,154	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,476	113.1600	149.37	519,210	2017	2017	0	0	3.00	97.00
1 SNGL FAM - 100% - 2018 Heated Area: 2926 HX Base Yr 2018											
TOTALS	4,154		3,476	503,634							

NASSAU COUNTY PROPERTY				PAGE 1 of 1		4
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 4			Tax Dist:			
BUILDING MARKET VALUE			503,634			
TOTAL MARKET OB/XF VALUE			92,063			
TOTAL LAND VALUE - MARKET			75,000			
TOTAL MARKET VALUE			670,697			
SOH/AGL Deduction			196,088			
ASSESSED VALUE			474,609			
TOTAL EXEMPTION VALUE			HX HB		50,722	
BASE TAXABLE VALUE			423,887			
TOTAL JUST VALUE			670,697			
NCON VALUE			24,360			
INCOME VALUE						
PREVIOUS YEAR MKT VALUE			623,310			

TOTALS		4,154		3,476		503,634		85066 CALUMET DR, FERNANDINA BEACH						XF DATE		LAND DATE		06/13/2023		MLU					
EXTRA FEATURES																		INC DATE		AG DATE					
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		0855	CONC PAVER	0	100	0	0	1,036.00	SF	10.00	10.00	100	2017	2017	3	96	9,946								
2		0462	ST/AL FNC	0	100	0	0	1,128.00	SF	10.00	10.00	100	2022	2022	3	95	10,716								
3		0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	98	588								
4		0861	POOL GUNIT	0	100	0	0	419.00	SF	85.00	85.00	100	2024	2023		98	34,903								
5		0855	CONC PAVER	0	100	0	0	961.00	SF	10.00	10.00	100	2024	2023		100	9,610								
6		0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		97	1,940								
7		0911	SCRN RM A	0	100	58	24	1,392.00	SF	17.50	17.50	100	2025	2024		100	24,360								