LOT 91
HAMPTON LAKES #1 PB 7/252

KRAUSS AMANDA O & JOSEPH A IV
85052 CALUMET DRIVE
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0720-0091-0000

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		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

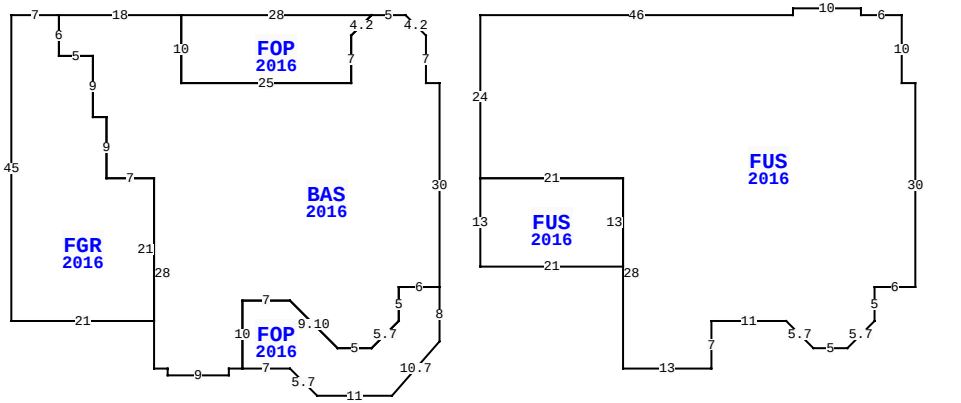
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4077.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100	2016	1,920	263,005
FGR	717	55	2016	394	53,971
FOP	255	30	2016	76	10,410
FOP	275	30	2016	82	11,233
FUS	273	100	2016	273	37,396
FUS	2,526	100	2016	2,526	346,016
TOTALS	5,966			5,271	722,030

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	5,271	107.5400	141.95	748,218	2016	2016	0	0	0	3.50	96.50

1 SNGL FAM – 100% - 2018 Heated Area: 4719 HX Base Yr 2018



85052 CALUMET DR, FERNANDINA BEACH

BLD DATE	08/19/2016	KK	LGL DATE		
XF DATE			LAND DATE	06/13/2023	MLU
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		722,030
TOTAL MARKET OB/XF VALUE		5,453
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		802,483
SOH/AGL Deduction		303,495
ASSESSED VALUE		498,988
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		448,266
TOTAL JUST VALUE		802,483
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		767,782

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632060	NEW CONSTR	570,139	04/12/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2533/1068	1/11/2022	QC	U	I	11	163,800
GRANTOR: KRAUSS AMANDA O & JOS						
GRANTEE: KRAUSS AMANDA O & J						
2079/0051	9/30/2016	SW	Q	I	01	449,800
GRANTOR: AVATAR PROPERTIES INC						
GRANTEE: OBRIEN AMANDA & JOS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W2 N7 U3 L3 W5 FOP=[YR=2016] W28 S10 E25 N7 U3 R3 $ L3 D3 S7 W25 N10 W18 FGR=[YR=2016] W7 S45 E21 N21 W7 N9 W2 N9 W5 N6$ S6 E5 S9 E2 S9 E7 S28 E2 S1 E9 N1 E2 FOP=[YR=2016] E7 D4 R4 E11 U8 R7 N8 W6 S5 D4 L4 W5 U7 L7 W7 S10$ N10 E7 D7 R7 E5 U4 R4 N5 E6 N30$ PTR= E70 FUS=[YR=2016] W2 N10 W6 N1 W10 S1 W46 S24 FUS=[YR=2016] S13 E21 N13 W21$ E21 S28 E13 N7 E11 D4 R4 E5 U4 R4 N5 E6 N30$ W70$.

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	0810	CONCRETE A	0	100	0	0	883.00	SF	6.50	6.50	100	2016	2016	3	95	5,453	

LAND DESCRIPTION

TOTAL OB/XF 5,453

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS