

LOT 3  
HAMPTON LAKES PHASE 3  
OR 2229/288

TURLIP ROBERT M & DONNA F  
85440 BERRYESSA WAY  
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0722-0003-0000



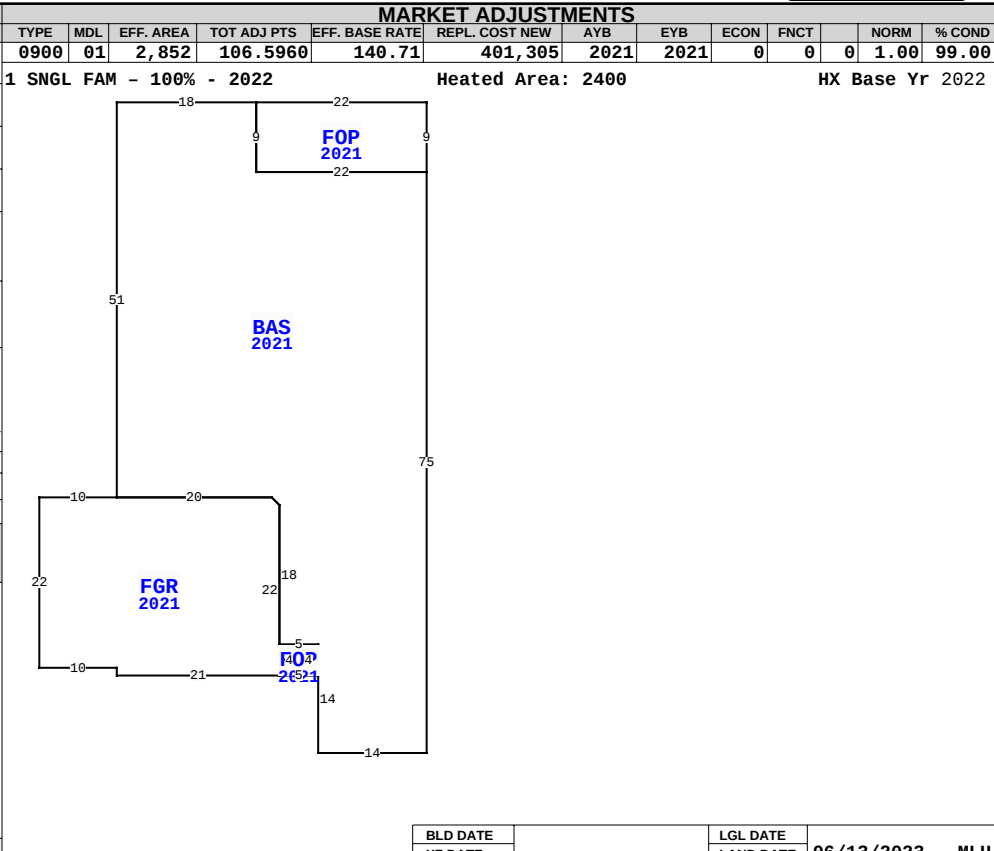
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 31 | HARDIE BRD 100 |
| Roof Structur            | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 13 | LVT/LAMMT 70   |
| Interior Floo            | 14 | CARPET 30      |
| 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 | 4085.0100 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 2,400            | 100         | 2021 | 2,400        | 334,327              |
| FGR       | 703              | 55          | 2021 | 387          | 53,910               |
| FOP       | 20               | 30          | 2021 | 6            | 836                  |
| FOP       | 198              | 30          | 2021 | 59           | 8,219                |
| TOTALS    | 3,321            |             |      | 2,852        | 397,292              |

| EXTRA FEATURES |            |             |     |     |    |    |          |    |          |                |       |
|----------------|------------|-------------|-----|-----|----|----|----------|----|----------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS    | UT | Adj R    | ADJ UNIT PRICE | NOTES |
| 1              | 0855       | CONC PAVER  | 0   | 100 | 0  | 0  | 1,340.00 | SF | 10.00    | 10.00          |       |
| 2              | 0861       | POOL GUNIT  | 0   | 100 | 0  | 0  | 424.00   | SF | 85.00    | 85.00          |       |
| 3              | 0911       | SCRN RM A   | 0   | 100 | 39 | 26 | 1,014.00 | SF | 17.50    | 17.50          |       |
| 4              | 0855       | CONC PAVER  | 0   | 100 | 0  | 0  | 590.00   | SF | 10.00    | 10.00          |       |
| 5              | 0871       | POOL HTR R  | 0   | 100 | 0  | 0  | 1.00     | UT | 2,000.00 | 2,000.00       |       |

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



| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 71,708      |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |           |  |  |  |  |  |
|---------------------------|--|--|--|--|--|-----------|--|--|--|--|--|
| PAGE 1 of 1               |  |  |  |  |  |           |  |  |  |  |  |
| VALUATION BY              |  |  |  |  |  | STANDARD  |  |  |  |  |  |
| Tax Group: 4              |  |  |  |  |  | Tax Dist: |  |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  |  | 397,292   |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  | 71,708    |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  | 75,000    |  |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  |  | 544,000   |  |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  |  | 85,992    |  |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  |  | 458,008   |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  | 50,722    |  |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  |  | 407,286   |  |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  |  | 544,000   |  |  |  |  |  |
| NCON VALUE                |  |  |  |  |  | 0         |  |  |  |  |  |
| INCOME VALUE              |  |  |  |  |  |           |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  | 526,738   |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 230010020  | POOL ENCL   | 13,470  | 08/04/2023 |
| 21007215   | SWIM POOL   | 81,912  | 08/09/2021 |
| 20009329   | NEW CONSTR  | 331,371 | 10/06/2020 |

| SALES DATA                    |            |              |        |        |           |               |  |
|-------------------------------|------------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number          | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 2451/1524                     | 4/12/2021  | SW           | Q      | I      | 02        | 421,600       |  |
| GRANTOR:AVH NORTH FLORIDA LLC |            |              |        |        |           |               |  |
| GRANTEE:TURLIP ROBERT M & D   |            |              |        |        |           |               |  |
| 2246/1096                     | 12/31/2018 | SW           | U      | V      | 37        | 5,700,000     |  |
| GRANTOR:AW VENTURE I LLC ET A |            |              |        |        |           |               |  |
| GRANTEE:AVH NORTH FLORIDA L   |            |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                      |  |  |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| FOP=[YR=2021] W22 BAS=[YR=2021] W18 S51 FGR=[YR=2021] W10 S22 E10 S1 E21 FOP=[YR=2021] E5 N4 W5 S4\$ N22 U1 L1 W20\$ E20 R1 D1 S18 E5 S14 E14 N75 W22 N9\$ S9 E22 N9\$ . |  |  |  |  |  |  |  |  |  |  |  |