

LOT 26
HAMPTON LAKES PHASE 3
OR 2229/288

SNYDER PAUL G/MEROLLIS PAULA J
85304 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0722-0026-0000



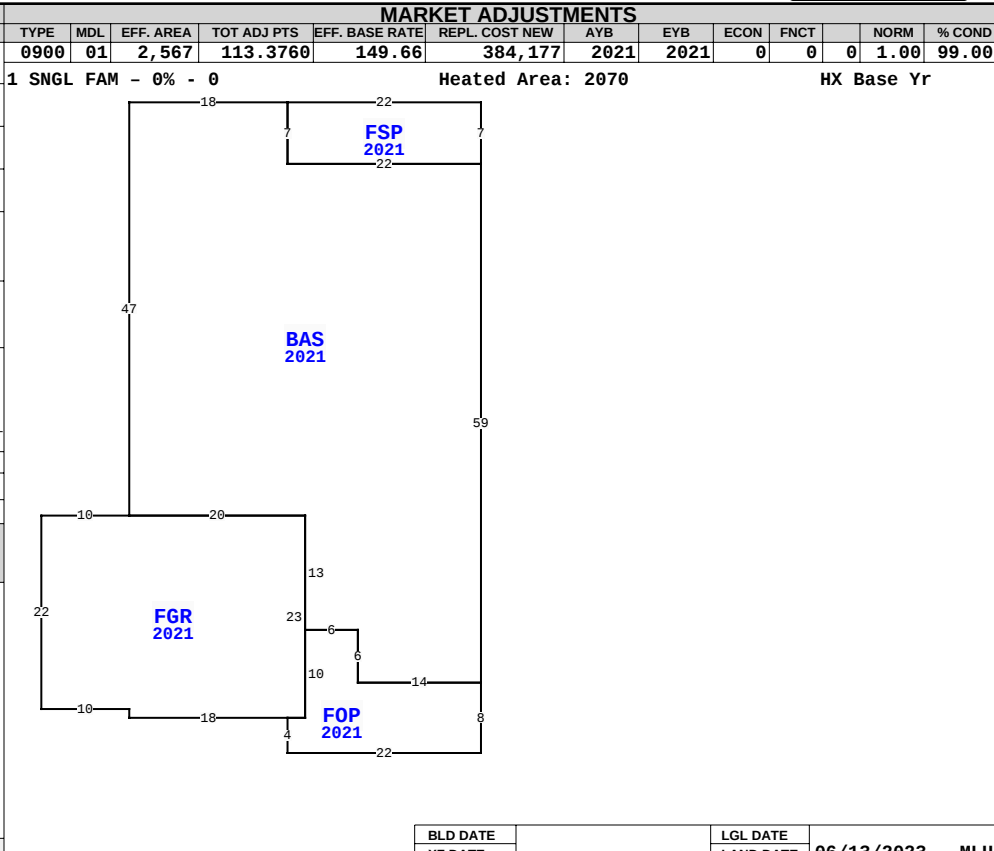
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	2,070	100	2021	2,070	306,698
FGR	680	55	2021	374	55,413
FOP	204	30	2021	61	9,038
FSP	154	40	2021	62	9,186
TOTALS	3,108			2,567	380,335

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	0	1,111.00	SF	10.00	10.00	

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	0		PUD	0.00	0.00	1.00



TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVER	0	0	1,111.00	SF	10.00	10.00	

TOTAL OB/XF									
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1	0855	CONC PAVER	0	0	1,111.00	SF	10.00	10.00	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	380,335		
TOTAL MARKET OB/XF VALUE	10,999		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	466,334		
SOH/AGL Deduction	5,619		
ASSESSED VALUE	460,715		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	460,715		
TOTAL JUST VALUE	466,334		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	447,975		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20013172	NEW CONSTR	296,586	01/05/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2482/0530	7/26/2021	SW	Q	I	01
GRANTOR: AVH NORTH FLORIDA LLC					
GRANTEE: SNYDER PAUL G & PAU					
2246/1096	12/31/2018	SW	U	V	37
GRANTOR: AW VENTURE I LLC ET A					
GRANTEE: AVH NORTH FLORIDA L					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2021] W22 BAS=[YR=2021] W18 S47 FGR=[YR=2021] W10 S22 E10 S1 E18 FOP=[YR=2021] S4 E22 N8 W14 N6 W6 S10 W2\$ E2 N23 W20\$ E20 S13 E6 S6 E14 N59 W22 N7\$ S7 E22 N7\$.									