

LOT 41
HAMPTON LAKES PHASE 3
OR 2229/288

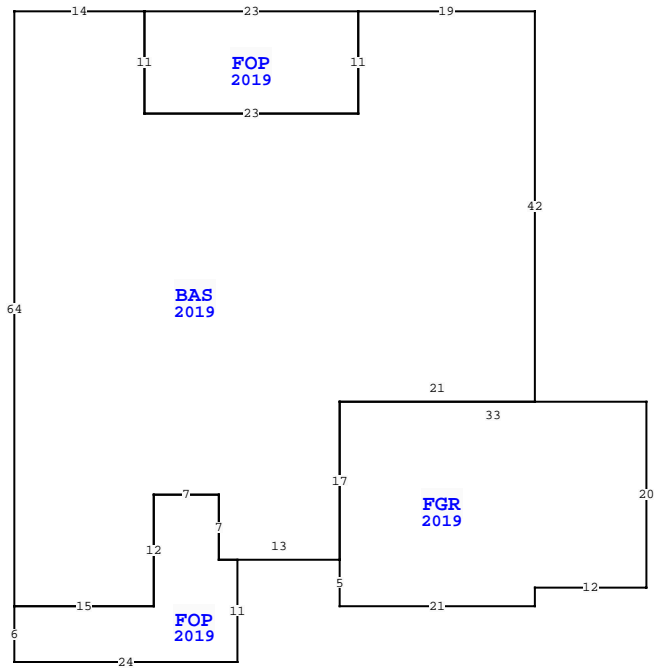
FLIEGER THOMAS R & JOANNE M
85129 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0722-0041-0000

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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	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
BAS	2,720	100
FGR	702	55
FOP	238	30
FOP	253	30
TOTALS	3,913	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,253	109.5720	144.64	470,514	2019	2019	0	0	2.00	98.00	
1 SNGL FAM - 100% - 2021 Heated Area: 2720 HX Base Yr 2021												



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			461,104
TOTAL MARKET OB/XF VALUE			19,057
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			555,161
SOH/AGL Deduction			149,373
ASSESSED VALUE			405,788
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			355,066
TOTAL JUST VALUE			555,161
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			533,353

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010563	SCRN ENCL	11,109	11/02/2020
19012684	CO ISSUED	0	12/13/2019
B1903208	NEW CONSTR	392,855	04/01/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2330/0042	12/31/2019	SW	Q	I	01	392,100
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: FLIEGER THOMAS R &						
2246/1096	12/31/2018	SW	U	V	37	5,700,000
GRANTOR: AW VENTURE I LLC ET A						
GRANTEE: AVH NORTH FLORIDA L						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		06/13/2023	MLU

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	0855	CONC PAVER	0	100	0	1,159.00	SF	10.00	10.00	100	2019	2019	3	97	11,242	
2	0855	CONC PAVER	0	100	0	92.00	SF	10.00	10.00	100	2019	2019	3	97	892	
3	0911	SCRN RM A	0	100	0	460.00	SF	17.50	17.50	100	2020	2020	3	86	6,923	

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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								