

LOT 45
HAMPTON LAKES PHASE 3
OR 2229/288

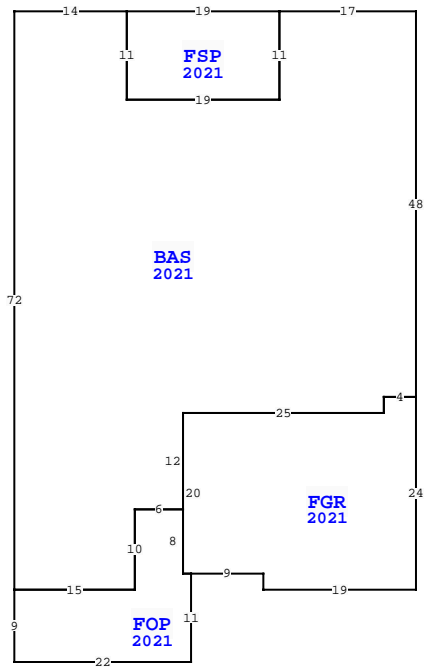
BROOM GARY R & BARBARA AB LIVING TRUST
85185 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0722-0045-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	60
Interior Floor	14	CARPET	40
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
BAS	2,685	100	2021
FGR	626	55	2021
FOP	260	30	2021
FSP	209	40	2021
TOTALS	3,780		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,191	109.2960	144.27	460,366	2021	2021	0	0	1.00	99.00
1 SNGL FAM - 100% - 2022 Heated Area: 2685 HX Base Yr 2022											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			455,762
TOTAL MARKET OB/XF VALUE			11,890
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			542,652
SOH/AGL Deduction			104,688
ASSESSED VALUE			437,964
TOTAL EXEMPTION VALUE	WR HX HB VX	60,722	
BASE TAXABLE VALUE			377,242
TOTAL JUST VALUE			542,652
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			520,664

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2106906	CO ISSUED	0	05/27/2021
20010981	NEW CONSTR	372,880	11/10/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2528/0361	1/11/2022	QC	U	I	11	100
GRANTOR: BROOM GARY R & BARBAR						
GRANTEE: BROOM GARY & BARBAR						
2467/1575	5/28/2021	SW	Q	I	02	480,700
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: BROOM GARY R & BARB						

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 PAVR	0	100	0	1,201.00	SF	10.00	10.00	100	2021	2021	3	99	11,890	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2021] W17 FSP=[YR=2021] W19 S11 E19 N11\$ S11 W19 N11 W14 S72 FOP=[YR=2021] S9 E22 N11 FGR=[YR=2021] E9 S2 E19 N24 W4 S2 W25 S20 E1\$ W1 N8 W6 S10 W15\$ E15 N10 E6 N12 E25 N2 E4 N48\$.	

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	DPH 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							