

LOT 48  
HAMPTON LAKES PHASE 3  
OR 2229/288

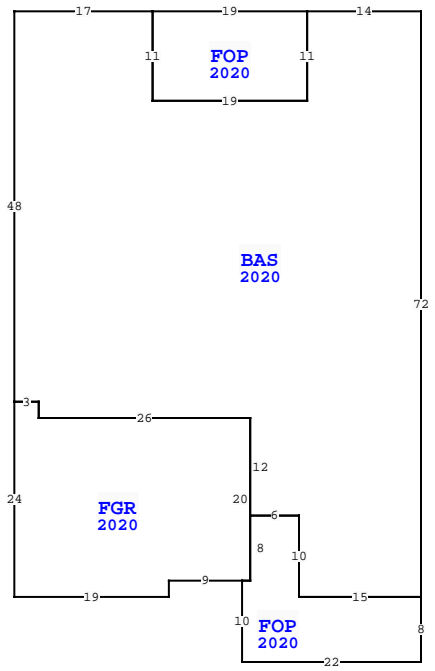
KAVANAUGH RONALD/  
85227 BERRYESSA WAY  
FERNANDINA BEACH, FL 32034

**2025**

13-2N-27-0722-0048-0000

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 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		3.5	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	2,687	100	2020
FGR	624	55	2020
FOP	209	30	2020
FOP	238	30	2020
TOTALS	3,758		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,164	104.3280	137.71	435,714	2020	2020	0	0	1.50	98.50
1 SNGL FAM - 100% - 2022 Heated Area: 2687 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			429,178
TOTAL MARKET OB/XF VALUE			69,655
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			573,833
SOH/AGL Deduction			94,477
ASSESSED VALUE			479,356
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			428,634
TOTAL JUST VALUE			573,833
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			554,272

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008139	SWIM POOL	78,388	05/25/2022
20012052	CO ISSUED	0	12/04/2020
20004104	NEW CONSTR	372,880	07/04/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
9999/9999	7/26/2021	CN Q	Q	I	01	515,000
GRANTOR: ADAMS MICHAEL B & JAC						
GRANTEE: KAVANAUGH RONALD						
2420/0267	12/18/2020	SW Q	Q	I	01	476,100
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: ADAMS MICHAEL B & J						

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	1,188.00	UT	10.00	10.00	100	2020	2020	3	98	11,642										
2	0861	POOL GUNIT	0	100	32	480.00	SF	85.00	85.00	100	2024	2023		98	39,984										
3	0855	CONC PAVER	0	100	0	820.00	SF	10.00	10.00	100	2024	2023		100	8,200										
4	0462	ST/AL FNC	0	100	0	912.00	SF	10.00	10.00	100	2024	2023		98	8,938										
5	0463	FENCE GATE	0	100	0	3.00	UT	300.00	300.00	100	2024	2023		99	891										
TOTALS															3,758	3,164	429,178								

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	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							