

LOT 49
HAMPTON LAKES PHASE 3
OR 2229/288

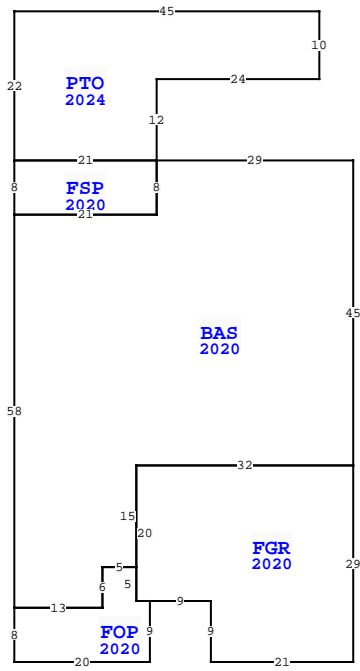
THOMPSON AMANDA A & BRADLEY J
85241 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0722-0049-0000

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	13	LVT/LAMMT	80
Interior Floor	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	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	2,430	100	2020
FGR	829	55	2020
FOP	192	30	2020
FSP	168	40	2020
PTO	702	5	2024
TOTALS	4,321		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,046	105.0640	138.68	422,419	2020	2020	0	0	1.50	98.50
1 SNGL FAM - 100% - 2022 Heated Area: 2430 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			416,083
TOTAL MARKET OB/XF VALUE			16,209
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			507,292
SOH/AGL Deduction			93,064
ASSESSED VALUE			414,228
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			363,506
TOTAL JUST VALUE			507,292
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			487,406

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012338	CO ISSUED	0	12/10/2020
20004341	NEW CONSTR	346,285	07/21/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2420/0282	12/18/2020	SW Q	Q	I	02	427,500
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: THOMPSON AMANDA A &						
2246/1096	12/31/2018	SW U	V	V	37	5,700,000
GRANTOR: AW VENTURE I LLC ET A						
GRANTEE: AVH NORTH FLORIDA L						

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	1,654.00	SF	10.00	10.00	100	2020	2020	3	98	16,209	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2020;ORIG=0,0] W29 S8 W21 S58 E13 N6 E5 N15 E32 N45 \$	
FGR=[YR=2020;ORIG=-30,65] E9 S9 E21 N29 W32 S20 E2 \$	
FOP=[YR=2020;ORIG=-50,66] S8 E20 N9 W2 N5 W5 S6 W13 \$	
FSP=[YR=2020;ORIG=-29,0] W21 S8 E21 N8 \$	
PTO=[YR=2024;ORIG=-50,0] E21 N12 E24 N10 W45 S22 \$	

LAND DESCRIPTION		TOTAL OB/XF															16,209							
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							