

LOT 50
HAMPTON LAKES PHASE 3
OR 2229/288

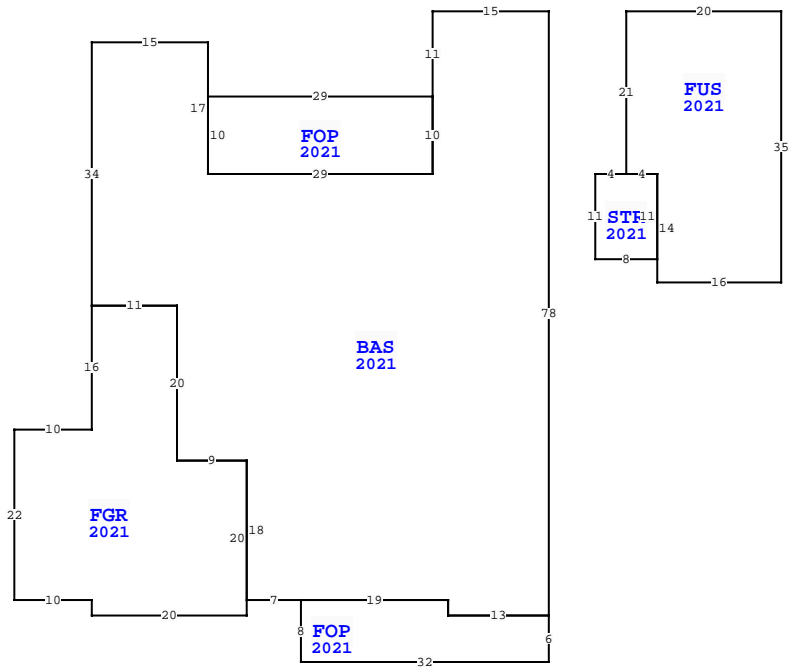
MCCLAIN CHARLES & GERALDINE LISA/BINKLEY-CLARK PAT
85255 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0722-0050-0000

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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	4,532	101.3080	133.73	606,064	2021	2021	0	0	1.00	99.00	
1 SNGL FAM - 100% - 2023 Heated Area: 3905 HX Base Yr 2023												



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	3,261	100	2021	3,261	431,733
FGR	840	55	2021	462	61,165
FOP	230	30	2021	69	9,135
FOP	290	30	2021	87	11,519
FUS	644	100	2021	644	85,261
STR	88	10	2021	9	1,192
TOTALS	5,353			4,532	600,003

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			600,003
TOTAL MARKET OB/XF VALUE			109,902
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			784,905
SOH/AGL Deduction			5,309
ASSESSED VALUE			779,596
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			728,874
TOTAL JUST VALUE			784,905
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			759,147

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009520	ADDITION	21,000	06/22/2022
22002101	SWIM POOL	180,000	02/07/2022
21017154	CO ISSUED	0	12/10/2021
21002394	NEW CONSTR	567,520	03/09/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2569/0188	5/06/2022	WD	U	I	11	100

GRANTOR: MCCLAIN CHARLES M & G						
GRANTEE: MCCLAIN CHARLES M & G						
2522/0096	12/09/2021	SW	Q	I	01	633,900
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: MCCLAIN CHARLES MIC						

BUILDING NOTES	
BUILDING DIMENSIONS BAS=[YR=2021] W15 S11 FOP=[YR=2021] W29 S10 E29 N10\$ S10 W29 N17 W15 S34 FGR=[YR=2021] S16 W10 S22 E10 S2 E20 N20 W9 N20 W11\$ E11 S20 E9 S18 E7 FOP=[YR=2021] S8 E32 N6 W13 N2 W19\$ E19 S2 E13 N78\$ PTR= E10 FUS=[YR=2021] S21 STR=[YR=2021] E4 S11 W8 N11 E4\$ E4 S14 E16 N35 W20\$ W10\$.	

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	0			1,174.00	SF	10.00	10.00	100	2021	2021	3	99	11,623	
2	0462	ST/AL FNC	0	100	0	0			816.00	SF	10.00	10.00	100	2022	2022	3	95	7,752	
3	0463	FENCE GATE	0	100	0	0			3.00	UT	300.00	300.00	100	2022	2022	3	98	882	
4	0600	SUMMER KIT	0	100	0	0			1.00	UT	5,000.00	5,000.00	100	2022	2022	3	93	4,650	
5	0871	POOL HTR R	0	100	0	0			1.00	UT	2,000.00	2,000.00	100	2022	2022	3	93	1,860	
6	0861	POOL GUNIT	0	100	0	0			489.00	SF	85.00	85.00	100	2022	2022	3	95	39,487	
7	0911	SCRN RM A	0	100	0	0			1,795.00	SF	17.50	17.50	100	2022	2022	3	93	29,214	
8	0855	CONC PAVR	0	100	0	0			1,458.00	SF	10.00	10.00	100	2022	2022	3	99	14,434	
TOTALS															109,902				

LAND DESCRIPTION																								
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							