

LOT 51
HAMPTON LAKES PHASE 3
OR 2229/288

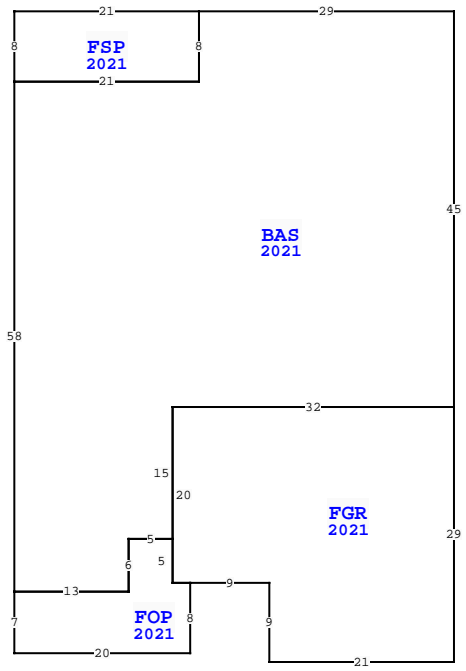
MAYERSON ROGER/CARTER JENNIFER
85269 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0722-0051-0000

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	11	CLAY TILE	70
Interior Floo	14	CARPET	30
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	2021
FGR	829	55	2021
FOP	172	30	2021
FSP	168	40	2021
TOTALS	3,599		
			3,005
			430,297

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,005	109.5720	144.64	434,643	2021	2021	0	0	1.00	99.00
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			430,297
TOTAL MARKET OB/XF VALUE			14,801
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			520,098
SOH/AGL Deduction			149,054
ASSESSED VALUE			371,044
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			320,322
TOTAL JUST VALUE			520,098
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			499,308

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001921	CO ISSUED	0	02/18/2021
20008646	NEW CONSTR	346,285	09/18/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2778/1111	4/02/2025	WD	Q	I	01	579,000
GRANTOR: LEAHY JEFFREY DENNIS						
GRANTEE: MAYERSON ROGER						
2439/0497	2/25/2021	SW	Q	I	01	411,400
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: LEAHY JEFFREY DENNI						

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	1,495.00	SF	10.00	10.00	100	2021	2021	3	99	14,801	

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

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS=[YR=2021] W29 FSP=[YR=2021] W21 S8 E21 N8\$ S8 W21 S58 FOP=[YR=2021] S7 E20 N8 FGR=[YR=2021] E9 S9 E21 N29 W32 S20 E2\$ W2 N5 W5 S6 W13\$ E13 N6 E5 N15 E32 N45\$.														

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							