

LOT 53
HAMPTON LAKES PHASE 3
OR 2229/288

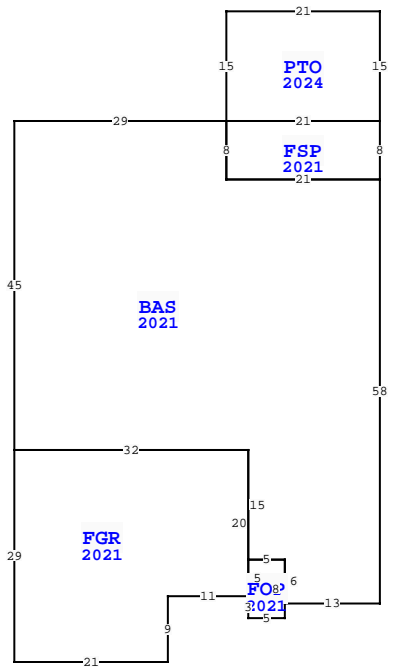
CRAWFORD POLLY/TORO LESLIE C
85297 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0722-0053-0000

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	12	HARDWOOD	70
Interior Floor	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	40	30	2021
FSP	168	40	2021
PTO	315	5	2024
TOTALS	3,782		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,981	106.6900	140.83	419,814	2021	2021	0	0	1.00	99.00
1 SNGL FAM - 100% - 2023										Heated Area: 2430	HX Base Yr 2023



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			415,616
TOTAL MARKET OB/XF VALUE			27,997
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			518,613
SOH/AGL Deduction			8,404
ASSESSED VALUE			510,209
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			459,487
TOTAL JUST VALUE			518,613
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			498,962

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000942	SCRN ENCLO	10,470	02/01/2023
20012028	NEW CONSTR	343,218	12/03/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2568/1392	6/03/2022	WD Q	Q	I	01	564,000
GRANTOR: PRUSAK WALTER F & SHA						
GRANTEE: CRAWFORD POLLY & LE						
2476/0344	6/28/2021	SW Q	Q	I	01	441,100
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: PRUSAK WALTER F & S						

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	1,183.00	SF	10.00	10.00	100	2021	2021	3	99	11,712	
2	0463	FENCE GATE	0	100	0	2.00	UT	300.00	300.00	100	2021	2021	3	96	576	
3	0462	ST/AL FNC	0	100	0	1,032.00	SF	10.00	10.00	100	2021	2021	3	93	9,598	
4	0912	SCRN RM G	0	100	15	315.00	SF	20.00	20.00	100	2024	2023		97	6,111	
TOTALS															27,997	

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	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							