

LOT 57
HAMPTON LAKES PHASE 3
OR 2229/288

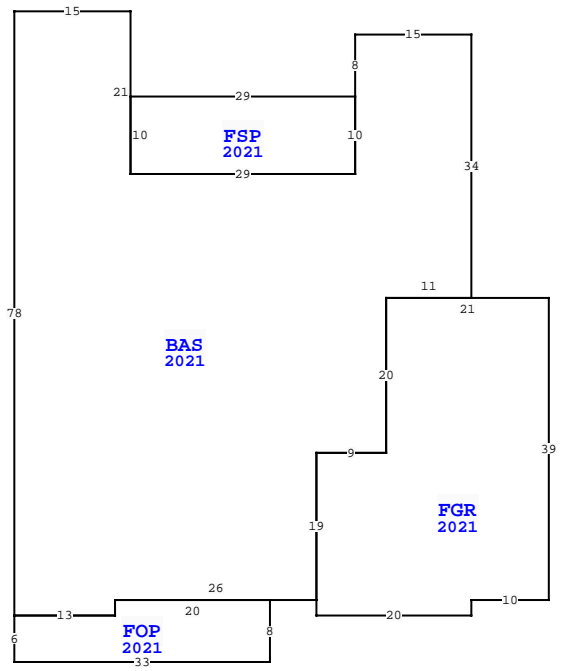
WEBER KURT W & KIMBERLY ANNE
85353 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0722-0057-0000

| 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 | 11 | CLAY TILE | 60 |
| Interior Floor | 14 | CARPET | 40 |
| 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 | 3,256 | 100 | 2021 |
| FGR | 1,030 | 55 | 2021 |
| FOP | 238 | 30 | 2021 |
| FSP | 290 | 40 | 2021 |
| TOTALS | 4,814 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0900 | 01 | 4,009 | 103.6640 | 136.84 | 548,592 | 2021 | 2021 | 0 | 0 | 1.00 | 99.00 |
| 1 SNGL FAM - 100% - 2022 Heated Area: 3256 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 | | | 543,106 |
| TOTAL MARKET OB/XF VALUE | | | 11,860 |
| TOTAL LAND VALUE - MARKET | | | 75,000 |
| TOTAL MARKET VALUE | | | 629,966 |
| SOH/AGL Deduction | | | 122,978 |
| ASSESSED VALUE | | | 506,988 |
| TOTAL EXEMPTION VALUE | HX HB | | 50,722 |
| BASE TAXABLE VALUE | | | 456,266 |
| TOTAL JUST VALUE | | | 629,966 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 603,749 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| 21009922 | CO ISSUED | 0 | 07/28/2021 |
| 20013182 | NEW CONSTR | 467,541 | 01/05/2021 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2498/1828 | 7/28/2021 | SW | Q | I | 01 | 521,000 |
| GRANTOR: AVH NORTH FLORIDA LLC | | | | | | |
| GRANTEE: WEBER KURT WILHELM | | | | | | |
| 2246/1096 | 12/31/2018 | SW | U | 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 PAVER | 0 | 100 | 0 | 1,198.00 | SF | 10.00 | 10.00 | 100 | 2021 | 2021 | 3 | 99 | 11,860 | |

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

| BUILDING NOTES | | | | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BUILDING DIMENSIONS | | | | | | | | | | | | | | |
| BAS=[YR=2021] W15 S8 FSP=[YR=2021] W29 S10 E29 N10\$ S10 W29 N21 W15 S78 FOP=[YR=2021] S6 E33 N8 W20 S2 W13\$ E13 N2 E26 FGR=[YR=2021] S2 E20 N2 E10 N39 W21 S20 W9 S19\$ N19 E9 N20 E11 N34\$. | | | | | | | | | | | | | | |

| 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 | | | | | | | |