

LOT 59  
HAMPTON LAKES PHASE 3  
OR 2229/288

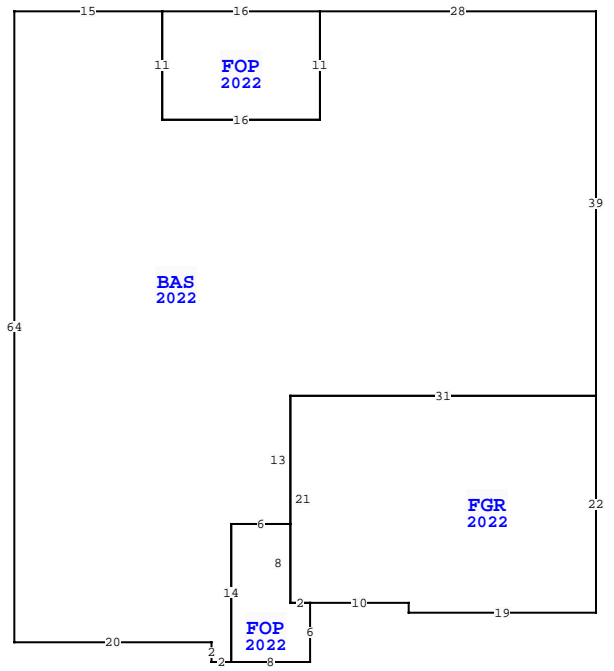
KRISTOFF LINDA M & DAVID J L/E/  
85381 BERRYESSA WAY  
FERNANDINA BEACH, FL 32034

**2025**

13-2N-27-0722-0059-0000

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	13	LVT/LAMMT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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
BAS	2,757	100
FGR	670	55
FOP	96	30
FOP	176	30
TOTALS	3,699	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,207	102.4880	135.28	433,843	2022	2022	0	0	0.50	99.50
1 SNGL FAM - 100% - 2023 Heated Area: 2757 HX Base Yr 2023											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			431,674
TOTAL MARKET OB/XF VALUE			21,199
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			527,873
SOH/AGL Deduction			11,608
ASSESSED VALUE			516,265
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			465,543
TOTAL JUST VALUE			527,873
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			507,458

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000757	CO ISSUED	0	01/12/2022
21006519	NEW CONSTR	400,292	05/20/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2663/1686	8/22/2023	LE U		I	11	100

GRANTOR: KRISTOFF DAVID J & LI  
GRANTEE: KRISTOFF KIMBERLY M  
2532/0213 1/13/2022 SW Q I 02 457,200  
GRANTOR: AVH NORTH FLORIDA LLC  
GRANTEE: KRISTOFF LINDA M &

BUILDING NOTES	
<b>BUILDING DIMENSIONS</b> BAS=[YR=2022] W28 FOP=[YR=2022] W16 S11 E16 N11\$ S11 W16 N11 W15 S64 E20 S2 E2 FOP=[YR=2022] E8 N6 FGR=[YR=2022] E10 S1 E19 N22 W31 S21 E2\$ W2 N8 W6 S14\$ N14 E6 N13 E31 N39\$.	

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	1,131.00	UT	10.00	10.00	100	2022	2022	3	99	11,197	
2	0462	ST/AL FNC	0	100	0	960.00	SF	10.00	10.00	100	2022	2022	3	95	9,120	
3	0463	FENCE GATE	0	100	0	3.00	UT	300.00	300.00	100	2022	2022	3	98	882	
TOTALS															21,199	

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	DPHT 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							