

LOT 61  
HAMPTON LAKES PHASE 3  
OR 2229/288

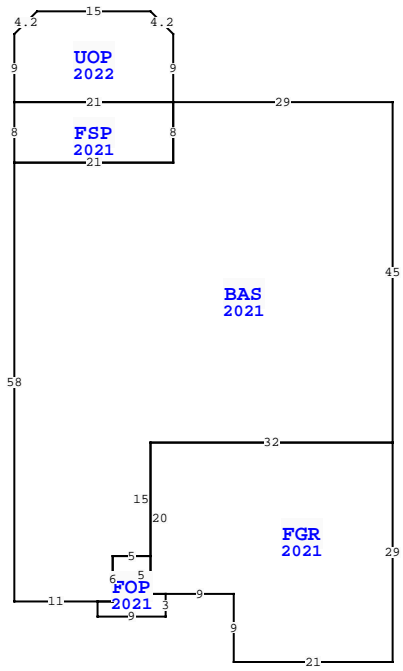
ZOLA JEFFREY BEN & DONNA RENAE L/E/  
85409 BERRYESSA WAY  
FERNANDINA BEACH, FL 32034

**2025**

13-2N-27-0722-0061-0000

| 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           | 13               | LVT/LAMMT     | 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                      | 50               | 30            | 2021 |
| FSP                      | 168              | 40            | 2021 |
| UOP                      | 243              | 20            | 2022 |
| TOTALS                   | 3,720            |               |      |

| MARKET ADJUSTMENTS                               |     |           |             |                |                |      |      |      |      |      |        |  |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|--|
| TYPE   | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |  |
| 0900   | 01  | 3,017     | 102.4880    | 135.28         | 408,140        | 2021 | 2021 | 0    | 0    | 1.00 | 99.00  |  |
| 1 SNGL FAM - 0% - 0 Heated Area: 2430 HX Base Yr |     |           |             |                |                |      |      |      |      |      |        |  |



| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 | 4       |
|---------------------------|--|-------------|---------|
| VALUATION SUMMARY         |  |             |         |
| VALUATION BY              |  | STANDARD    |         |
| Tax Group: 4              |  | Tax Dist:   |         |
| BUILDING MARKET VALUE     |  |             | 404,059 |
| TOTAL MARKET OB/XF VALUE  |  |             | 18,745  |
| TOTAL LAND VALUE - MARKET |  |             | 75,000  |
| TOTAL MARKET VALUE        |  |             | 497,804 |
| SOH/AGL Deduction         |  |             | 0       |
| ASSESSED VALUE            |  |             | 497,804 |
| TOTAL EXEMPTION VALUE     |  |             | 0       |
| BASE TAXABLE VALUE        |  |             | 497,804 |
| TOTAL JUST VALUE          |  |             | 497,804 |
| NCON VALUE                |  |             | 0       |
| INCOME VALUE              |  |             |         |
| PREVIOUS YEAR MKT VALUE   |  |             | 478,532 |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 22012991   | ADDITION    | 6,708   | 08/24/2022 |
| 21003765   | CO ISSUED   | 0       | 03/29/2021 |
| 20010121   | NEW CONSTR  | 343,218 | 10/22/2020 |

| SALES DATA                     |           |           |       |       |        |            |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2704/1603                      | 4/02/2024 | LE        | U     | I     | 11     | 100        |
| GRANTOR: ZOLA JEFFREY BEN & DO |           |           |       |       |        |            |
| GRANTEE: ZOLA CHRISTOPHER      |           |           |       |       |        |            |
| 2447/1960                      | 3/30/2021 | SW        | Q     | I     | 02     | 413,700    |
| GRANTOR: AVH NORTH FLORIDA LLC |           |           |       |       |        |            |
| GRANTEE: ZOLA JEFFREY BEN &    |           |           |       |       |        |            |

| 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       | 0 | 0 | 1,394.00 | SF | 10.00 | 10.00          | 100       | 2021    | 2021        | 3 | 99     | 13,801          |       |
| 2              | 0911       | SCRN RM A   | 0       | 0 | 0 | 243.00   | SF | 21.88 | 21.88          | 100       | 2022    | 2022        | 3 | 93     | 4,944           |       |

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

| BUILDING DIMENSIONS   |  |
|---|--|
| BAS=[YR=2021] W29 UOP=[YR=2022] N9 L3 U3 W15 L3 D3 S9 E21\$ FSP=[YR=2021] W21 S8 E21N8\$ S8 W21 S58 E11 FOP=[YR=2021] S2 E9 N3 FGR=[YR=2021] E9 S9 E21 N29 W32 S20 E2\$ W2 N5 W5 S6 W2\$ E2N6 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                | 000100   | C   | RES                  | 0   |     | PUD      | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00        | 1.00    | 75,000.00  | 75,000.00      | 75,000     |                             |      |         |      |     |    |        |  |