

LOT 64  
HAMPTON LAKES PHASE 3  
OR 2229/288

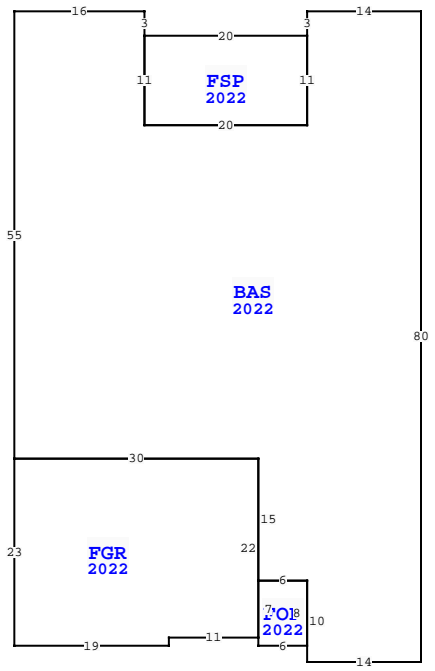
WILLIAMS MICHAEL S & JODI L  
85451 BERRYESSA WAY  
FERNANDINA BEACH, FL 32034

**2025**

13-2N-27-0722-0064-0000

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	13	LVT/LAMMT	100
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	2,910	100	2022
FGR	679	55	2022
FOP	48	30	2022
FSP	220	40	2022
TOTALS	3,857		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,385	103.9600	137.23	464,524	2022	2022	0	0	0.50	99.50
1 SNGL FAM - 100% - 2023 Heated Area: 2910 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			462,201
TOTAL MARKET OB/XF VALUE			72,407
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			609,608
SOH/AGL Deduction			89,114
ASSESSED VALUE			520,494
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			469,772
TOTAL JUST VALUE			609,608
NCON VALUE			62,180
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			522,352

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240009069	INSTALL POOL SCRE	18,102	08/02/2024
SP230014924	SWIMMING POOL	87,700	11/20/2023
22003157	CO ISSUED	0	02/28/2022
21006367	NEW CONSTR	422,472	05/18/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2543/0499	2/25/2022	SW	Q	I	01	512,000
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: WILLIAMS MICHAEL SH						
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	1,033.00	SF	10.00	10.00	100	2022	2022	3	99	10,227	
2	0911	SCRN RM A	0	100	43	24	SF	17.50	17.50	100	2025	2024		100	18,060	
3	0861	POOL GUNIT	0	100	0	0	SF	85.00	85.00	100	2025	2024		100	36,040	
4	0871	POOL HTR R	0	100	0	0	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	
5	0855	CONC PAVER	0	100	0	0	SF	10.00	10.00	100	2025	2024		100	6,080	

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

BUILDING DIMENSIONS	
BAS=[YR=2022;ORIG=0,0] W14 S3 S11 W20 N11 N3 W16 S55 E30 S15 E6 S10 E14 N80 \$	
FGR=[YR=2022;ORIG=-50,55] S23 E19 N1 E11 N22 W30 \$	
FSP=[YR=2022;ORIG=-14,3] S11 W20 N11 E20 \$	
FOP=[YR=2022;ORIG=-20,77] S1 E6 N8 W6 S7 \$	

LAND DESCRIPTION																								
TOTAL OB/XF 72,407																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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							