

LOT 65
HAMPTON LAKES PHASE 3
OR 2229/288

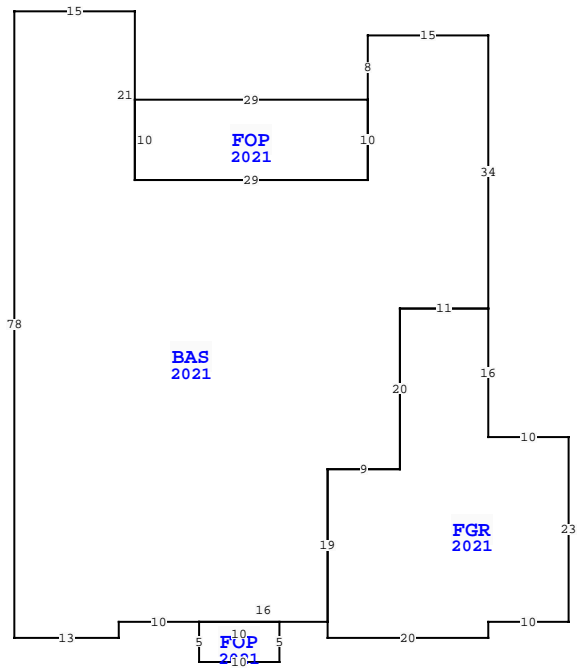
KNOX KAYLA JANAE
85465 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0722-0065-0000

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	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	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	3,256	100	2021
FGR	870	55	2021
FOP	50	30	2021
FOP	290	30	2021
TOTALS	4,466		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,836	104.4900	137.93	529,099	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			523,808
TOTAL MARKET OB/XF VALUE			5,755
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			604,563
SOH/AGL Deduction			116,943
ASSESSED VALUE			487,620
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			436,898
TOTAL JUST VALUE			604,563
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			579,270

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015835	CO ISSUED	0	11/16/2021
21000219	NEW CONSTR	455,439	01/13/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2518/1115	11/30/2021	SW	Q	I	01	442,800
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: KNOX KAYLA JANAE						
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	0811	CONCRETE B	0	100	0	1,118.00	SF	5.20	5.20	100	2021	2021	3	99	5,755	

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 FOP=[YR=2021] W29 S10 E29 N10\$ S10 W29 N21 W15 S78 E13 N2 E10 FOP=[YR=2021] S5 E10 N5 W10\$ E16 FGR=[YR=2021] S2 E20 N2 E10 N23 W10 N16 W11 S20 W9 S19\$ N19 B9 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							