

LOT 82
HAMPTON LAKES PHASE 3
OR 2229/288

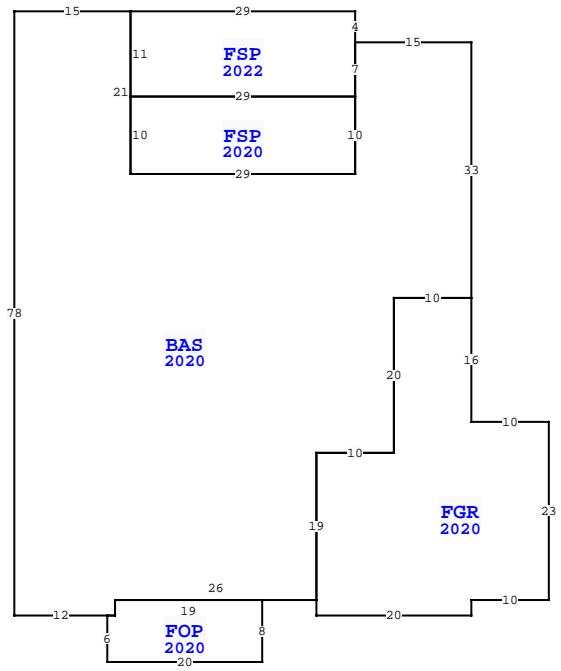
PORANSKI JUDITH E
85561 FALLEN LEAF DRIVE
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0722-0082-0000

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	3,261	100	2020
FGR	850	55	2020
FOP	158	30	2020
FSP	290	40	2020
FSP	319	40	2022
TOTALS	4,878		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,020	98.5600	130.10	523,002	2020	2020	0	0	1.50	98.50
1 SNGL FAM - 100% - 2022 Heated Area: 3261 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			515,157
TOTAL MARKET OB/XF VALUE			104,279
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			694,436
SOH/AGL Deduction			180,920
ASSESSED VALUE			513,516
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			462,794
TOTAL JUST VALUE			694,436
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			671,924

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21014858	ADDITION	15,922	10/27/2021
21009444	SWIM POOL	65,785	09/07/2021
20012891	CO ISSUED	0	12/23/2020
20004907	NEW CONSTR	453,424	07/26/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2429/0245	1/21/2021	SW	Q	I	01	499,600
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: PORANSKI JUDITH E						
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	956.00	SF	10.00	10.00	100	2020	2020	3	98	9,369	
2	0861	POOL GUNIT	0	100	0	603.00	SF	85.00	85.00	100	2022	2022	3	95	48,692	
3	0857	SANDSTONE/	0	100	0	1,506.00	SF	16.00	16.00	100	2022	2022	3	100	24,096	
4	0871	POOL HTR R	0	100	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	93	1,860	
5	0462	ST/AL FNC	0	100	0	2,040.00	SF	10.00	10.00	100	2022	2022	3	95	19,380	
6	0463	FENCE GATE	0	100	0	3.00	UT	300.00	300.00	100	2022	2022	3	98	882	

BLD DATE		LGL DATE	
XF DATE	AG DATE	LAND DATE	AG DATE
		06/13/2023	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2020] W15 FSP=[YR=2022] N4 W29 S11 E29 N7\$ S7 FSP=[YR=2020] W29 S10E29 N10\$ S10 W29 N21 W15 S78 E12 FOP=[YR=2020] S6 E20 N8 W19 S2 W1\$ E1 N2 E26 FGR=[YR=2020] S2 E20 N2 E10 N23 W10 N16 W10 S20 W10S19 \$ N19 E10 N20 E10 N33\$.	

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	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							