

LOT 83
HAMPTON LAKES PHASE 3
OR 2229/288

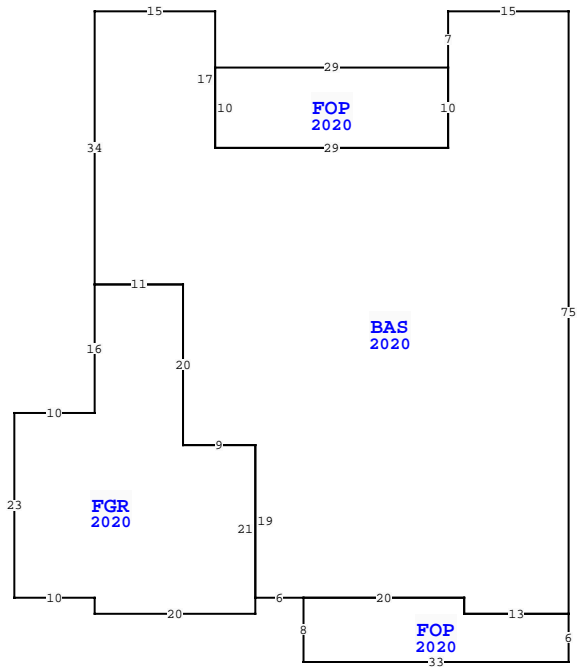
FRANCIS RAMONA W & SCOTT A
85547 FALLEN LEAF DRIVE
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0722-0083-0000

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		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	3,240	100	2020
FGR	870	55	2020
FOP	238	30	2020
FOP	290	30	2020
TOTALS	4,638		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,876	100.2600	132.34	512,950	2020	2020	0	0	1.50	98.50
1 SNGL FAM - 100% - 2021 Heated Area: 3240 HX Base Yr 2021											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			505,256
TOTAL MARKET OB/XF VALUE			88,141
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			668,397
SOH/AGL Deduction			158,430
ASSESSED VALUE			509,967
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			459,245
TOTAL JUST VALUE			668,397
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			645,743

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230002820	47X23 SCR N ENCL		03/02/2023
22017959	SWIM POOL	49,000	12/07/2022
20010184	CO ISSUED	0	10/23/2020
20003043	NEW CONSTR	448,200	05/15/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2409/0364	11/16/2020	SW	Q	I	01	509,000
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: FRANCIS RAMONA W &						
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	1,799.00	SF	10.00	10.00	100	2020	2020	3	98	17,630	
2	0861	POOL GUNIT	0	100	28	392.00	SF	85.00	85.00	100	2024	2023		98	32,654	
3	0912	SCRN RM G	0	100	0	1,355.00	SF	20.00	20.00	100	2024	2023		97	26,287	
4	0855	CONC PAVER	0	100	0	963.00	SF	10.00	10.00	100	2024	2023		100	9,630	
5	0871	POOL HTR R	0	100	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		97	1,940	

LAND DESCRIPTION																								
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	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							