

LOT 89
HAMPTON LAKES PHASE 3
OR 2229/288

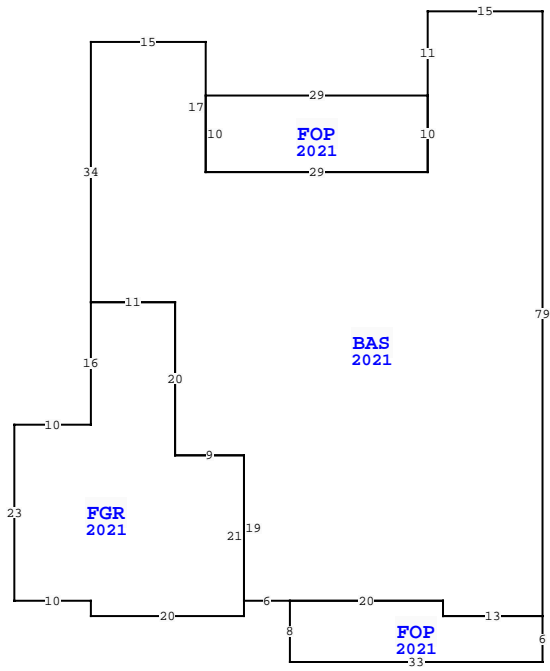
REPKO FAMILY TRUST/REPKO PETER A TRUSTEE
85463 FALLEN LEAF DR
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0722-0089-0000

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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		5 100
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
BAS	3,300	100
FGR	870	55
FOP	238	30
FOP	290	30
TOTALS	4,698	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,936	100.8000	133.06	523,724	2021	2021	0	0	1.00	99.00	
1 SNGL FAM - 100% - 2022 Heated Area: 3300 HX Base Yr 2022												



NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 4		Tax Dist:
BUILDING MARKET VALUE		518,487
TOTAL MARKET OB/XF VALUE		17,603
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		611,090
SOH/AGL Deduction		120,055
ASSESSED VALUE		491,035
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		440,313
TOTAL JUST VALUE		611,090
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		586,059

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001919	CO ISSUED	0	02/18/2021
20008438	NEW CONSTR	441,817	09/15/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2436/0371	2/22/2021	SW	Q	I	01	506,300
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: REPKO FAMILY TRUST						
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	1,343.00	SF	10.00	10.00	100	2021	2021	3	99	13,296	
2	0855	CONC PAVER	0	100	0	435.00	SF	10.00	10.00	100	2021	2021	3	99	4,307	

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

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=2021] W15 S11 FOP=[YR=2021] W29 S10 E29 N10\$ S10 W29 N17 W15 S34 FGR=[YR=2021] S16 W10 S23 E10 S2 E20 N21 W9 N20 W11\$ E11 S20 E9 S19 E6 FOP=[YR=2021] S8 E33 N6 W13 N2 W20\$ E20 S2 E13 N79\$.												

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								